



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: Board Meeting
Date: Thursday, February 6, 2025
Time: 5:30pm
Place: Pool

Ronnie Portwood	Director	Gary Scamehorn	Media
Mari Beanblossom	Director	Mary Sipes	Welcome Committee
Derek Madlener	President	Bryan Lawley	ARC Committee
Ryan Drygas	Vice President	Anne Caruso	Welcome Committee
Cathy Baroletti	Treasurer	Melissa Tuite	Secretary

A. Secretary Report

- a. Read minutes from January 9th BOD meeting. Motion to approve minutes as written- Ronnie, Second-Mari Approved

B. President Report

a. Board Update

- i. Bylaws state only three Directors required. Don't plan to fill the resignation of Brian Scalese. Will review the covenants to double check.
- ii. Health inspector passed on the pool. Derek will post it on the bulletin board in pool area.

b. Maintenance expenses for common areas

- i. Special Meeting held to approve purchase of mulch for \$460.99, but need to purchase more mulch to complete project.
- ii. Special meeting also held to pay \$100 for Steve to lay mulch
- iii. Special meeting held to approve \$250.00 for Tropic Greenery to excavate front garden to remove plant roots from garden
- iv. Proposal to reimburse Mari Beanblossom \$12.78 for purchasing replacement lightbulbs for front garden Motion: Ryan, Second Derek Approved
- v. Proposal to reimburse front entrance irrigation repair- \$550.00 Priming system and repairing to two pipes. 7 zones, all working. Motion Ronne, Ryan, Approved
- vi. Proposal to repair power outlet in front entrance area \$300.00 Discussion on repair. Motion to have volunteer repair the outlet- Ryan Second- Derek Approved
- vii. Update on Fish replacement in pond request - we have a previous application, need to have an inspections with Fish and Wild Conservation commission. If approved, then we

can add fish. Motion Ryan, Second Ronnie. Approved.

c. Communications

- i. New proposal to utilize a new website for the HOA homepage. Proposing a new website called HOA Smart. Discussion Every homeowner would need to create an individual account and password, There would need to be discussion about what features to enable or not enable. Proposed \$1900 o \$2200 per year for the association. There will be further discussions at the next meeting.
- ii. Further research needs to be conducted on the ability for residents to pay online.
- iii. Further review of pros and cons of ARC process on this type of site.

d. Storage Unit Clean-Up

- i. Proposal to reimburse Cathy for paying \$254.19 for paying UPS to shred outdated documents that were in the storage unit, Storage unit was cleaned and all papers older than 7 years were shredded. We need to have backup files. Once a week backup on two systems and provide one to the president. Motion Ryan Second Mari Approved
- ii. Discussion about using pool house for storage. We can store things but we can't use the pool house for storage. Will continue to use external storage. Ryan will explore options for updating the pool house for security system. Storage while maintaining state requirements.

e. Proposals for Consideration for landscaping

- i. Bike rack for pool replacement- Motion by Ronnie to replace the bike rack with budget not to exceed \$250,-- Second Mari Approved
- ii. Standardized mailboxes (and process) IF there is a change to the mailboxes our covenant would need to be changed. ARC needs to enforce the current mailbox options and upkeep. No additional action at this time.
- iii. Consideration to add Dog park on backside of subdivision with trash can, Dog's can not be off leash by law and our bylaws. This project was deferred
- iv. Basketball hoop consideration follow-up
 1. Ryan reported that there was no increase to insurance with the installation of a basketball hoop.
 2. Hoop would be at one end. Cost would be \$469.00 cost for hoop. Quote from vendors received for installation. Any vendor would need to file a ??? to get a W9. Motion to install a basketball hoop at one end of the current tennis/pickleball court contingent on the approval of the attorney. Cost for purchase pf the hoop and installation not to exceed \$1100.00 Motion- Ronnie Second Ryan Approved.



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- v. Lights on trees during holidays- Ryan will research the cost and report back at the next board meeting. (seasonal lighting)
- f. Proposal to remove SMB as accounting firm and for us to use QuickBooks instead.
 - i. Treasurer has requested that we consider removing SMB bookkeeping services. Motion by Ryan. Second by Mari and Approved to send notification to SMB and for the Treasurer to procure QuickBooks and take over the bookkeeping activities.
- C. Treasurer's Report
 - a. Current account balance as of December 31, 2024
 - i. Operating: \$8,321.18
 - ii. Reserve: \$33,882.96 + \$75,000 in CD
 - iii. Accounts Receivable: \$219.50
 - iv. Total: \$116,000.64
 - b. HOA fees – 10 delinquents as of this meeting.
- D. Committee Report-
 - a. ARC- Sue Sorenson *
 - i. Need to solicit additional ARC committee.
 - 1.
 - ii. Scott Leieir sent written notice that he can't serve on ARC anymore
 - iii. Monthly meetings
 - b. Landscape- Mari
 - i. Proposal submitted for lawn services. Current contract is through July. We will review options in the next week.
 - ii. Consideration of additional landscape updates
 - 1. Two oak trees to remove tree removal- \$3700 to remove two oak trees and the other two dying trees in the neighborhood, Motion Mari to hire Pro Lawns to remove two oak trees Second Ryan Approved
 - 2. Will address at the next meetings other proposals
 - c. New Pool monitor- Ray Caruso
 - i. Ray Caruso has volunteered to monitor
 - d. Media- Gary Scamehorn
 - i. Current web service update
 - 1. `Website up and running
 - ii. Facebook- access security updates
 - iii. Set-up of new email aliases, HOA Webpage, etc.
 - 1. Complete, If it is set up. Be aware that it is all about EBP and nothing personal.

Make sure all EBP business is handled on EBP email accounts,

- e. Welcome Committee- Mary Sipes/Anne Caruso
 - i. Mary has welcomed 3808 welcomed
 - ii. 3869 on the market, 3818 on market , 3867 renters will be greeted.
- E. Misc.
 - a. Potential future projects for 2025
 - i. Defer to next meeting
 - b. Community events
 - i. Defer to next meeting
- F. Adjournment
 - a. 8:00 pm meeting adjourned