

NOTICE
BOARD OF DIRECTORS
ZOOM and IN-PERSON MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 11, 2024
AT THE EAST VILLAGE CLUBHOUSE
IMMEDIATELY FOLLOWING THE 2024 ANNUAL MEETING
AT 10:00 A. M.

AGENDA

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of March 14, 2024.
4. Resignations and Appointments.
5. Reports of Officers and Committees:
 - a. President's Report.
 - b. Vice President's Report.
 - c. Treasurer's Report.
 - d. Legal/Compliance Report.
 - e. Grounds/Lakes/ Community Development Report.
 - f. Facilities.
 - g. Security Report.
 - h. Web Report.
6. Unfinished Business.
 - a. Door Replacement.
 - b. Change Meeting Time/Date.
7. New Business:
 - a. Association Updates.
8. For the Good of the Order/Owners Comments, Announcements.
9. Next Meeting Date: May 9, 2024.
10. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 11, 2024
10:38 A. M.**

Present: Bobbie Scott, President, Marcy Burth, Vice President, John Reisinger, Treasurer, Pat McCarthy, Secretary, Ed Buxton, Kathy Eisenbarth, and Brian Pedersen, Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bobbie Scott, at 10:38 A. M. in the EVMA clubhouse, a quorum being present. Proof of notice of meeting, with Notice and Agenda posted at least forty-eight hours in advance, were given. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Reading and Approval of the Minutes of the Previous Board Meeting: MOTION was made by Pat McCarthy and seconded by John Reisinger to approve the minutes of the Board meeting of March 14, 2024, as presented.

MOTION PASSED.

Resignations and Appointments: Brian Pedersen was thanked for returning to serve on the Board and Marcy Burth and Kathy Eisenbarth were thanked for volunteering to serve.

Reports of Officers and Committees:

- a. President's Report – Bobbie Scott: Covered in the annual meeting report, which is attached and made a part of these original minutes.
- b. Vice President – Marcy Burth: No report.
- c. Treasurer's Report – John Reisinger: The March report is attached and made a part of these original minutes.
- d. Legal/Compliance: No report.
- e. Grounds/Lakes/Community Development Report: Grounds: No report. Lakes: 1). A map of all lakes was distributed to the Board representatives and is attached and made a part of these original minutes. The Tilapia harvester needs to be contacted as soon as possible. Lake Watch may have suggestions. Marcy Burth reported that cast netting from the shore by residents brought in large quantities of Tilapia and Armored Catfish. Large quantities of Tilapia can lead to fish kills and Armored Catfish burrow into the banks causing collapse and erosion. Community Development Report: No report.
- f. Facilities - Larry Vachon: 1). Reviewed his report, which is attached and made a part of these original minutes. 2). Violations should not be sent for non-repeated minor infractions or for age without verifying the age of the person or persons in question.

Ed Buxton was excused at 10:56 A.M.

- 3). The current insurance policy needs to be discussed at the May meeting to make sure that we have proper coverage. 4). The wind policy will be renewed in September.

John Reisinger was excused at 11:00 A.M.

- g. Security Report: Covered under Facilities.

- h. Web Report: The minutes of the Master Board meetings are added monthly.

UNFINISHED BUSINESS.

- a. Door Replacement: Will be done this month.
- b. Change Meeting Time and Date: Management will look at Tuesday and Wednesday evenings as possible meeting times and get back to the Board.

NEW BUSINESS.

- a. Association Updates: Covered.

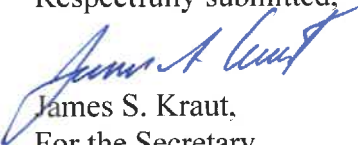
For the Good of the Order/Owner Comments: Covered.

MOTION was made by Pat McCarthy and seconded by Marcy Burth that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 11:03 A. M. The next Board meeting date and time has yet to be determined but will be held in the clubhouse and via Zoom.

Respectfully submitted,



James S. Kraut,
For the Secretary

EAST VILLAGE MASTER ASSOCIATION ANNUAL MEETING
APRIL 11, 2024

PRESIDENT'S REPORT

I WAS ELECTED PRESIDENT OF THE MASTER BOARD ONE YEAR AGO AND IT HAS BEEN AN PRIVILEGED POSITION. OUR BOARD CONSISTING OF SIX MEMBERS AND ONE AT LARGE HAS WORKED SO WELL TOGETHER THAT DECISION MAKING HAS NOT BEEN A STRESSFUL SITUATION, EVEN THOUGH THE BOARD OVERSEES OVER 400 HOMES

I WOULD LIKE TO THANK JIM KRAUT FOR HIS EXPERIENCE AND EXTERTISE AS HIS SUGGESTIONS KEEP US FROM GOING DOWN THE SLIPPERY SLOPE.

I WOULD ALSO LIKE TO THANK LARRY VACHON AND ED BUXTON FOR OVERSEEING THE DAILY MAINTENANCE AND SECURITY OF OUR COMMUNITY FACILITIES.

WE ARE NOT A MONEY MAKING ENTITY BUT OUR TREASURER WILL PROVIDE THE ASSURANCE THAT OUR FUNDS ARE WELL MANAGED. THE NUMBERS SOUND VERY LARGE BUT WE MUST MAINTAIN RESERVE FUNDS FOR THE UNEXPECTED AS PROVEN BY OUR LOSSES FROM THE HURRICANE.

MANY PROJECTS HAVE BEEN COMPLETED THIS YEAR.SEE ATTACHED LIST. OUR 7 LAKES ARE TREATED BY A COMPANY CALLED WEST COAST LAKE & WETLAND MANAGEMENT LLC. WE RECEIVE A MONTHLY REPORT THAT INFORMS US OF THE STATUS OF OUR LAKES. WATER SAMPLES WERE TAKEN TO MEASURE THE HARMFUL SUBSTANCES LIKE TOO HIGH A PHOSPORUS LEVEL.THE BOARD FULLY SUPPORTS THE ASSOCIATIONS MAINTAINING A FUZZY ZONE AROUND THE EDGES OF THE LAKES TO PREVENT UNWANTED CHEMICALS FROM SEEPING INTO THE WATER.

ALSO WE ARE ASKING FOR VOLUNTEERS TO SERVE ON A LAKE COMMITTEE THAT CAN OVERSEE THE HEALTH OF OUR COMMUNITY. WE HAVE 2 MEMBERS WHO HAVE ALREADY AGREED TO SERVE, ONE FROM QUAIL LAKE AND ONE FROM MEADOW RUN.

ALSO A REMINDER THAT ANY CALL FOR AN ALLIGATOR TO BE REMOVED FROM THE LAKES HAS TO BE APPROVED BY THE MASTER BOARD.

IF YOU WANT TO FIND OUT ANY INFORMATION ABOUT OUR ASSOCIATION , PLEASE GO TO THE EAST VILLAGE MASTER ASSOCIATION WEB SITE. MEETING TIMES, MINUTES OF MEETINGS, LAKE CONTRACT ARE ALL POSTED. ALL MEMBERS ARE WELCOME TO ATTEND THE MEETINGS AND YOUR VOICE WILL BE HEARD.

yhhhEAST VILLAGE MASTER ASSOCIATION DIRECTORS

Barbara Scott President Heron Shores scottbobbie5510@gmail.com
941 416 3516

John Reisinger Treasurer Meadow Run mr.evma.boards@gmail.com
443 562 6299

Pat McCarthy Secretary Heron Shores schoolmom2@aol.com
513 646 6538

Brian Pedersen Village Run pedbrianusa@gmail.com
314 229 1506

Ed Buxton Willow Springs edbuxton1@verizon.net
410 647 1700

Kathy Eisenbarth Heron Lakes gma42@aol.com
917 620 4886

Marcy Bedford Quail Lake marciabedford@yahoo.com

Keys-Caldwell, Inc.

Financial Report Package

March 2024

Prepared for

East Village Master Association, Inc.

By

Keys-Caldwell

	Operating	Reserve	Total
Assets			
Current Assets			
SouthState Bank - OP	\$ 42,011.83	\$ -	\$ 42,011.83
South State Key Fob	3,660.23	-	3,660.23
Total: Current Assets	\$ 45,672.06	\$ -	\$ 45,672.06
Reserves			
SouthState Bank - Reserve	-	33,804.04	33,804.04
Res 1st Horizon Checking account	-	250.00	250.00
1st Horizon Res cd exp. 12/16/24 5.1%	-	100,000.00	100,000.00
Res 1st Horizon MM 5.1%	-	50,504.53	50,504.53
Due to (from) Reserves/(Operating)	-	(10,699.31)	(10,699.31)
Total: Reserves	\$ -	\$ 173,859.26	\$ 173,859.26
Accounts Receivable			
Accounts Receivable	41.85	-	41.85
Total: Accounts Receivable	\$ 41.85	\$ -	\$ 41.85
Other Current Assets			
Prepaid Insurance	9,662.59	-	9,662.59
Total: Other Current Assets	\$ 9,662.59	\$ -	\$ 9,662.59
Other Assets			
Utility Deposit	400.00	-	400.00
Clubhouse	91,641.33	-	91,641.33
Clubhouse Loan Amortization	(91,641.33)	-	(91,641.33)
Total: Other Assets	\$ 400.00	\$ -	\$ 400.00
Total: Assets	\$ 55,776.50	\$ 173,859.26	\$ 229,635.76
Liabilities & Equity			
Other Current Liabilities			
Accrued A/P	466.30	-	466.30
Insurance Loan	3,410.00	-	3,410.00
Pre-Collected Maintenance Fees	1,731.21	-	1,731.21
Due to Reserves	(10,699.31)	-	(10,699.31)
Key Deposit	3,660.00	-	3,660.00
Total: Other Current Liabilities	\$(1,431.80)	\$ -	\$(1,431.80)
Reserves			
Capital Equipment	-	15,422.85	15,422.85
Tennis Court Reserve	-	18,662.28	18,662.28
Paving Reserve	-	15,252.18	15,252.18
Prop Improvements	-	36,808.38	36,808.38
Roof Reserve	-	14,958.39	14,958.39
Pool / Pool Deck	-	25,945.20	25,945.20
Insurance/ Contingency Reserve	-	44,827.35	44,827.35
Reserve Interest	-	1,982.63	1,982.63
Total: Reserves	\$ -	\$ 173,859.26	\$ 173,859.26
Equity			
Equity	52,240.86	-	52,240.86
Total: Equity	\$ 52,240.86	\$ -	\$ 52,240.86
Net Income Gain/Loss	4,967.44	-	4,967.44
Total: Liabilities & Equity	\$ 55,776.50	\$ 173,859.26	\$ 229,635.76

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Maintenance Fees	\$12,538.02	\$12,537.06	\$0.96	\$37,614.06	\$37,611.18	\$2.88	\$150,444.66
4025-00 Reserve Income	4,526.30	4,529.30	(3.00)	13,578.90	13,587.90	(9.00)	54,351.63
4050-01 Reserve Interest	234.25	-	234.25	646.87	-	646.87	-
4051-00 Delinquent Interest	41.85	-	41.85	41.85	-	41.85	-
4250-00 Operating Interest	0.46	-	0.46	1.40	-	1.40	-
4280-00 Miscellaneous / Key Fob Income	150.00	-	150.00	350.00	-	350.00	-
4400-00 Rental Income	-	-	-	100.00	-	100.00	-
Total Income	\$17,490.88	\$17,066.36	\$424.52	\$52,333.08	\$51,199.08	\$1,134.00	\$204,796.29
Total OPERATING INCOME	\$17,490.88	\$17,066.36	\$424.52	\$52,333.08	\$51,199.08	\$1,134.00	\$204,796.29
OPERATING EXPENSE							
Administrative Expense							
5010-00 Legal Expenses	-	250.00	250.00	-	750.00	750.00	3,000.00
5012-00 Accounting Expenses	200.00	14.58	(185.42)	200.00	43.74	(156.26)	175.00
5013-00 Technical Support	-	62.50	62.50	-	187.50	187.50	750.00
5020-00 Management Contract	830.50	830.50	-	2,491.50	2,491.50	-	9,966.02
5101-00 Printing/Postage/Office Supplies	59.18	125.00	65.82	258.29	375.00	116.71	1,500.00
5120-00 Telephone/Internet Expense	200.23	191.67	(8.56)	592.13	575.01	(17.12)	2,300.00
5200-00 Insurance Expense	1,540.43	1,783.33	242.90	4,621.29	5,349.99	728.70	21,400.00
5310-00 Licenses & Fees	-	83.33	83.33	-	249.99	249.99	1,000.00
5600-00 Personnel - Wages & Taxes	2,600.91	3,166.67	565.76	8,944.36	9,500.01	555.65	38,000.00
Total Administrative Expense	\$5,431.25	\$6,507.58	\$1,076.33	\$17,107.57	\$19,522.74	\$2,415.17	\$78,091.02
General Maintenance							
6010-00 Building Maintenance	-	166.67	166.67	-	500.01	500.01	2,000.00
6011-00 Fitness Equipment Maintenance	-	83.33	83.33	-	249.99	249.99	1,000.00
6017-00 Supplies-Buildings	54.57	125.00	70.43	225.63	375.00	149.37	1,500.00
6025-00 Clubhouse / Cottage Custodial Cleaning Expense	-	-	-	45.45	-	(45.45)	-
6029-00 Supplies-Cleaning	40.74	91.67	50.93	335.28	275.01	(60.27)	1,100.00
6030-00 Fire and Security	56.70	100.00	43.30	683.25	300.00	(383.25)	1,200.00
6031-00 A/C Cond. Inspection	-	83.33	83.33	-	249.99	249.99	1,000.00
6040-00 Pest Control	-	70.83	70.83	81.19	212.49	131.30	850.00
Total General Maintenance	\$152.01	\$720.83	\$568.82	\$1,370.80	\$2,162.49	\$791.69	\$8,650.00
Grounds Maintenance							
6100-00 Grounds Contract	666.97	666.97	-	2,000.91	2,000.91	-	8,003.64
6101-00 Grounds Maintenance and Supplies	-	83.33	83.33	505.00	249.99	(255.01)	1,000.00
6102-00 Irrigation Maintenance	-	125.00	125.00	262.50	375.00	112.50	1,500.00
Total Grounds Maintenance	\$666.97	\$875.30	\$208.33	\$2,768.41	\$2,625.90	(\$142.51)	\$10,503.64
Pool Expense							
6201-00 Pool Equipment / Repairs	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
6202-00 Pool Chemicals	589.57	750.00	160.43	1,906.63	2,250.00	343.37	9,000.00
6203-00 SPA Repairs	-	83.33	83.33	-	249.99	249.99	1,000.00
6209-00 Supplies-Pool/Spa	262.07	83.33	(178.74)	449.49	249.99	(199.50)	1,000.00
Total Pool Expense	\$851.64	\$1,291.66	\$440.02	\$2,356.12	\$3,874.98	\$1,518.86	\$15,500.00
Lake/Water Management							
6600-00 Lake Management Contract	1,450.00	1,450.00	-	4,350.00	4,350.00	-	17,400.00
Total Lake/Water Management	\$1,450.00	\$1,450.00	\$-	\$4,350.00	\$4,350.00	\$0.00	\$17,400.00
Utilities							
7100-00 Water / Sewer	519.40	466.67	(52.73)	1,345.80	1,400.01	54.21	5,600.00
7101-00 Trash	247.84	266.67	18.83	731.80	800.01	68.21	3,200.00
7200-00 Electricity	1,038.57	916.67	(121.90)	3,071.42	2,750.01	(321.41)	11,000.00
Total Utilities	\$1,805.81	\$1,650.01	(\$155.80)	\$5,149.02	\$4,950.03	(\$198.99)	\$19,800.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Other Expenses							
7900-00 Contingency	\$-	\$41.67	\$41.67	\$-	\$125.01	\$125.01	\$500.00
7901-00 Supplies-Other	18.98	-	(18.98)	37.95	-	(37.95)	-
Total Other Expenses	<u>\$18.98</u>	<u>\$41.67</u>	<u>\$22.69</u>	<u>\$37.95</u>	<u>\$125.01</u>	<u>\$87.06</u>	<u>\$500.00</u>
Reserve Funding							
9700-00 Reserve Funding	4,526.30	4,529.30	3.00	13,578.90	13,587.90	9.00	54,351.63
9799-00 Reserve Interest	234.25	-	(234.25)	646.87	-	(646.87)	-
Total Reserve Funding	<u>\$4,760.55</u>	<u>\$4,529.30</u>	<u>(\$231.25)</u>	<u>\$14,225.77</u>	<u>\$13,587.90</u>	<u>(\$637.87)</u>	<u>\$54,351.63</u>
Total OPERATING EXPENSE	<u>\$15,137.21</u>	<u>\$17,066.35</u>	<u>\$1,929.14</u>	<u>\$47,365.64</u>	<u>\$51,199.05</u>	<u>\$3,833.41</u>	<u>\$204,796.29</u>
Net Income:	<u>\$2,353.67</u>	<u>\$0.01</u>	<u>\$2,353.66</u>	<u>\$4,967.44</u>	<u>\$0.03</u>	<u>\$4,967.41</u>	<u>\$0.00</u>

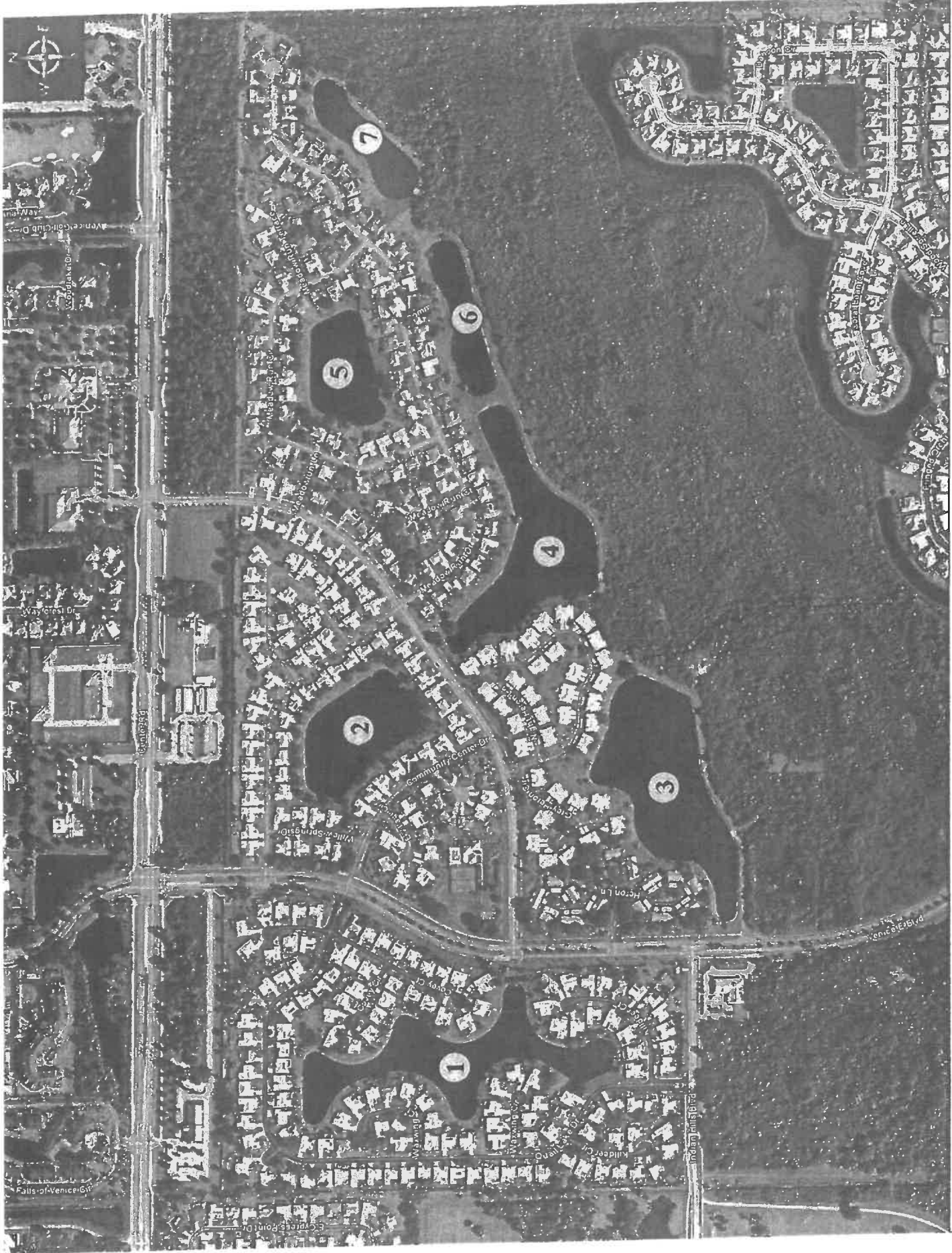
EVMA April 2024 updates

1. Warnings and suspensions - 3 warnings and 2 suspension letters sent since last month's meeting.
2. There are several cracked pool tiles that are occurring and a few that I have patched with marine epoxy putty.
3. As of 3/19/24 the treadmill closest to the door was inoperable and Results Fitness repaired on 4/1/24. (no fooling;) Still under warranty.
4. The cable machine is scheduled to be repaired, however Results Fitness advised us they received the wrong size cable and are waiting for the correct one to arrive.
5. Using a rag with a water diluted bleach mixture, I have wiped/scrubbed all the pool furniture the best I could remove the buildup of all the lotions and oils as well as any mold and algae.
6. Door installations are scheduled for April 25th. Delivery on the 24th.
7. Southwest Pools has fixed the spa pump leak.
8. I have patched three spots in the spa where the plaster has been worn down to the concrete. The Spa eventually will require resurfacing.
9. Ed & I tried adjust/repair the thatch umbrella coverings to no avail and had to discard one of them. We will eventually require either to purchase two or more covers of the same type or look for a better long-lasting option.

Larry Vachon
E.V.M.A.
Facility Manager

Projects with New Master Board April 2023 to current

1. Removed old plants and had new plants and rocks installed in our parking lot island. Gulf Breeze \$4,348.82
2. Installed new roof gutters to aid drainage from excess storm waters in the pool area. Shenk Gutters \$1,875.
3. Replaced hurricane lan damaged umbrellas/tables. Backyard Escapes \$5,102.95
4. Installed new security system with additional door contacts and courts key fob activated front gate latch/lock. Our old system sustained damage from Hurricane Ian and was not fully functional. The new system reduced our annual costs by over \$5000. Currently only pay ADT monthly \$56.70 for monitoring, \$680.40 annually. American Wireless installed for \$11,054.
5. Bought a new computer for the office which helps improve efficiency and was needed to work with the new security system. The old computer froze up and crashed a lot. Best Buy \$905.98
6. Addition of two new commercial grade treadmills for fitness center. Results Fitness \$6,400 – 3 years parts and labor.
7. Installed a new pool heat pump. Old pump was 14 years old and was not performing well. Grosenbacher Pool Service, Inc. \$5000.
8. Replaced bad bearing in our irrigation system pump. Dave Niklas Irrigation total of \$525 split with Heron Lakes. Our portion \$262.50
9. Replacing our courtyard bathrooms, maintenance, and pump room doors. All have issues with rotten door jams. Lowes \$10,699.31



East Village Master Association
Venice, FL

Aquatic Systems, Inc.
Lake & Wetland Management
1-800-432-4302