

EASTPORT VILLAS HOA ANNUAL MEETING AGENDA

November 15, 2025 @ 10:00 am
POA Conference Room

A. CALL TO ORDER:

D. INTRODUCTIONS

- Current Board of Directors: Suzanne Ellis, Diana Lyndsey, Ken Smith, Sonya Phillips, Houston O'Malley
- Inspector of Elections: Stacey Harris
- Homeowners Present:

E. ELECTION PROCEDURE

- Certification of quorum 25% (6 owners)
- Introduction of candidates
- Casting of secret ballots
- Tabulation of Votes – newly elected board members

C. REVIEW OF MINUTES:

F. FINANCIAL REVIEW:

- Review of financial statements

G. PRESIDENT'S REPORT:

H. OLD BUSINESS:

- Dock Committee Report

J. NEW BUSINESS/ANNOUNCEMENTS:

1. The Board previously sent out proposed changes to the Rules and Regulations to all owners. Board will vote on adopting changes on January 10th.
2. New storage area rental forms – for renters and owners
3. New pet registration form
4. Boat lifts – installation of a boat lift must be approved by the board.

Completed Items:

1. Leak in main water line at the street repaired
2. Security cameras placed by a homeowner at the entrance

3. Fire inspection on 10/6/25 completed until next year. This includes fire extinguisher inspection.
4. Gate by laundry room #2 repaired
5. Leaking hose bib outside of unit 12 – repaired
6. Units with water damage around front door repaired stucco and trim

To be completed:

1. Tree removal – 3 large eucalyptus trees in front of building 24311, due to damage from roots/insurance compliance (approved March 2025). Obtaining bid
2. Clean up of storage area – removal of old batteries, tires, etc
3. Post/barrier by handicap parking – loose and ineffective – obtaining bid
4. Follow up on sewer pipe issue – obtain 2nd opinion – waiting on bid
5. Repair awnings on units 10 & 18 – waiting on bid
6. Obtain bid for rain gutters
7. We need new signs in the pool area.
8. Fix locking gate for pool area – Spring project
9. Replace handrail on walkway down to the docks – Obtaining bid
10. Board to contact POA regarding trees behind carport
11. Obtain bid for sidewalk shaving some raised areas – Obtaining bid
12. Outdoor light fixtures need new bulbs
13. Tree trimming (reserve item) and removal of leaning trees along shoreline before winter – obtaining bid
14. We will put up signs at the front entrance, storage area and dock entrance for Eastport Villas stating private property/no trespassing

K. OPEN FORUM

L. ADJOURNMENT

This meeting was adjourned by the President at _____. An Executive meeting will immediately follow to establish new director positions.

Next meeting date: TBD

Signature of Secretary

MEETING RULES: No audio or video recording allowed by attendees. Members may ask questions and/or address issues during the open forum portion of the meeting.