

Eastview RB Patio Home Association

Regular Board of Directors Meeting

September 17, 2025

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:00 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Julia Miller, Julie Sanders and Annette Kilmer. Marnie Wernberg was absent.

Others Present: Susan Grant from Property Management Consultants, Inc. (PMC).

EXECUTIVE MEETING DISCLOSURE

The Board did not meet in executive session on August 20, 2025.

OPEN FORUM

No members were present.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the August 20, 2025 regular meeting minutes as written. (VO/JM)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending August 31, 2025. As of August 31, 2025, the operating account reflects a balance of \$30,529.86, the reserve account reflects a balance of \$185,230.84, accounts receivable reflects a balance of \$2,317.09 with total assets of \$218,077.79. The prepaid assessments total \$8,114.00 and the association is approximately \$21,000.00 over budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending August 31, 2025 as presented for audit. (JM/JS)**

The delinquency report was reviewed by the Board. There are no new delinquencies.

The Board reviewed the independent auditor's review. **A motion was made, seconded and unanimously carried to approve the independent auditor's review. (JS/VO)**

COMMITTEE REPORTS

Landscape: Landscapes USA replaced a broken valve at 17655 Drayton Hall Way.

Architectural: The Board reviewed the September 9, 2025 ARC report submitted by the Community Center ARC Committee. It was noted that the owner of 17562 Bocage was denied to install a fence where a stucco wall is located on his property. The request was denied because there are no fences in the community and the stucco wall should be replaced like for like.

OLD BUSINESS

old business was discussed.

NEW BUSINESS


An owner from RB Patio Duplex submitted a complaint about an owner in Patio I who is leaving cigarette butts on the sidewalk near the corner of Fairhope Road and Devereux. The Board will check the area to see if this is an issue and report to PMC if a letter is necessary.

The Board reviewed the insurance renewal for the liability policy and the Director & Officers policy. **A motion was made, seconded and unanimously carried to approve the insurance policy renewals. (JM/JS)**

ADJOURNMENT

As there was no further business to come before the Board in regular session, **a motion was made, seconded and unanimously carried to adjourn the regular Board of Directors meeting at 1:39 p.m. (JS/AK)** The next meeting is scheduled for Wednesday, October 15, 2025 at 1:00 p.m.

Attest



Date

