

GRANDE VISTA BAY
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
November 12, 2025
GVB CLUBHOUSE

ATTENDEES:

- Greg Malone
- David Eshoo
- Sherry Depperman
- Mark Altimier
- Ray Fumi
- Mary Butler
- Mark Stevens
- Gary Fridenbergs
- Debbie McCoy – Sentry CAM

G. Malone called the meeting to order at 9:02 am.

MOTIONS AND VOTES

- Motion to approve October Regular meeting minutes by M. Altimier, Seconded by M. Stevens. Approved.
- Motion to approve the 2026 Budget by D. Eshoo, Seconded by G. Malone. Approved.
- Motion to approve J. Poland power washing/landscape watering (as needed) contract for 3 years for \$12,5980.00 per year, by R. Fumi, Seconded by D. Eshoo. Approved.
- Motion to approve new telecom contract with Taylor Communication Solutions for clubhouse cameras by D. Eshoo, Seconded by M. Altimier. Approved.
- Motion to add verbiage to P & P 8: add the words "with general BOD notification/consensus" in the purpose section by D. Eshoo, Seconded by S. Depperman. Approved.
- Motion to add verbiage to P & P 2: Correction on page 3 to Sentry's due date for budget as 10/31 with formal vote on budget at the next Regular meeting. Also change "email" to "eblast" and give BOD room to include budget in Annual Meeting Notification mailer by R. Fumi. Seconded by D. Eshoo. Approved.

GENERAL MATTERS DISCUSSED

- Treasurer's Report
 - Reports were reviewed
 - All journal entries were made by Sentry
 - Accounts receivable review
- Grounds Maintenance
 - General agreement to correct current mowing contract, with initials
 - Tree removal – tabled, needs full plan with cost and more support to consider. Issues near clubhouse gates - they will be trimmed at this time instead of removal
 - Leaning buoy options- M. Altimier to do this in the spring
 - Water at docks was winterized by M. Altimier
 - Pickle ball courts were repaired and restriped with official sized courts

- Policies and Procedures/ Rules & Regulations/Forms
 - Discussion regarding spending limits by board and verbiage to P & P 8
 - Discussion to make minor corrections to P & P 2, timing of budget to Sentry

- Other
 - Reviewed billing assessment example and process, to be mailed first week of December after BOD reviews proof.
 - Discussed Nominating Committee process - eblast w/Nominee Packet to be sent after Thanksgiving
 - Annual meeting discussion, forms, mailing timeframe, and location – general agreement to approve final documents for Notification/Agenda mailer at December meeting
 - Discussion of Member proposed New Business topics for Annual Meeting & follow up
 - Discussion of virtual keys for gate system, firmware upgrade has started
 - Work order review – hunting, pickle ball, lot clean up
 - Discussed vacant lot mowing and kudzu eradication
 - Gate decorating for Christmas – general agreement to have all the same wreaths and lights, consistency needed
 - ACC update – 25 approved new home plans, 8 on East and 17 on West sides, 18 were completed so far in 2025, one at 16-month mark will watch, one CO w/o driveway is being corrected
 - Discussion to change current cameras to IP based that the BOD can review online with new telecom company
 - General agreement to approve new Nominee Packet after incorporating attorney’s input
 - General agreement to approve Nominating Committee Guidelines for future training purposes

G. Malone adjourned the meeting at 12:53 pm, without objection.