

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, January 21, 2021 - 3:00 P.M.
Via Zoom

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 7:00 P.M.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Colleen White, Beryl Simmerok, Connie Kist, David Ascitutto and Joyce Fox. Peter Schneiders was absent. Also in attendance was Property Manager, Patti Whelan. There were 3 residents in attendance via zoom.

APPROVAL OF MINUTES – **David Ascitutto made a motion to approve the Board Meeting minutes from December 1, 2020. The motion was seconded by Connie Kist. Motion passed unanimously.**

PRESIDENT'S REPORT – Frank Sparks reported that work has begun on the demolition of the old West Clubhouse and the interior is mostly done. One more permit is still needed regarding trees before the complete building is taken down. Sisca Construction expects it to take one month to raze the building. Complaints are still coming in from the Palm Grove neighbors regarding the green fence. The club is looking to upgrade the fence. A new portable restroom has been installed by the 10th tee at the West Course. Some blowback from a few neighbors. We have a new slate of ELPOA residents representing us on the HOA Board. I was tasked with finding two replacements for Sig Bass and Chuck Snyder: Jackie Grosso and James McCrudden are the 2 individuals selected after meeting with the candidates. Planning for the new Administration Building (the current fitness center) has begun. I am in the trenches fighting for the space we will need and the preliminary plans is attached. I have been appointed as an officer of the EPCC Board of Governors.

Resident Comments/Questions – There was 1 questions asked about mailboxes and answered.

HOA Representatives – Frank reported that we have a new slate of HOA reps and 3 of them were present. Larry Ostermayer could not attend. Mike Garofalo, Jackie Grosso and Jim McCrudden. Each spoke a few minutes about themselves. Jim was appointed to replace Chuck Snyder and Jackie will replace Sig Bass due to resignations. Jim offered to serve as the HOA rep and report the Eastlakes Board at their monthly meetings. Thank you Jim!

FINANCIAL REPORT – December 2020 – David Ascitutto – David reported on the financials to the end of December. The aged receivables are still in very good shape. Ended the year with a deficit which will be corrected in the recent assessment increase.

MANAGER'S REPORT – Patti Whelan provided her report and answered any questions. There has been 26 work orders since the last meeting. 19 were for irrigation and 7 were for landscaping/trimming/maintenance matters. Patti has welcomed 5 new residents to the community since January 1.

Violations – Patti reported that many residents have complied with their letters. And the neighborhood looks really good. There are only 35 open violations. A complete inspection will be done in the next few days.

COMMITTEE REPORTS:

Architectural Control/Landscape - Beryl Simmerok reported that there have been 9 requests so far she then thanked her great committee. An ongoing fence issue has been resolved.

Pinewood Rec Center – David Ascianto reported that everything looks good and more people are using the pool. Patti got the new clock, 2 new hoses and 3 side tables.

Violations./Appeals – Patti reported there are no violations for fining at this time. Frank reported that Steve Repanic has agreed to serve on this committee to replace the seat of Gayla Howse. Welcome Steve!

OLD BUSINESS

Update Rules and Regulations – Patti reported that she starred a few sections to be addressed. The Board agreed on these changes, Patti will make them and at the next meeting after the Board has reviewed the final version, vote to adopt them. They will then be sent for recording and then sent to all homeowners and placed on the website.

Swink Electric for Oak Knoll Electric – Patti reported that Swink is in receipt of our and the HOA deposit and that she and Sharon each signed off on the Notice of Commencements. Swink is waiting for the permit. Work should begin within the next 2 weeks.

NEW BUSINESS:

Proposals for Irrigation upgrades – The Board reviewed the bid sheet prepared by Patti and both proposals. Patti reported that Superior Sprinklers did not submit a bid. David Ascianto **made a motion to approve Nelson’s bid in the amount of \$112,200 for Phase I pending clarification on wiring in Section I of the bid sheet. The motion was seconded by Connie Kist. Motion passed unanimously.**

Pickelball donation to EP POA - **Joyce Fox made a motion to approve the \$500 donation. The motion was seconded by Colleen White. Motion passed unanimously.** The money will be paid from reserves this year and then added to the budget as a line item for the future under common area expenses.

ADJOURNMENT – **David Ascianto made a motion to adjourn at 4:10 p.m. The motion was seconded by Colleen White. Motion passed unanimously.**