

PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Monday, January 22, 2024 - 3:30 P.M.
Eastlakes Conference Room

MINUTES

CALL TO ORDER: President David Ascitutto called the meeting to order at 3:32 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In attendance were David Ascitutto, Joyce Fox, Frank Sparks, Peter Schneider and Renee Kessler. Connie Kist was absent. Also in attendance was Property Manager, Patti Whelan. There were 3 residents in attendance.

APPROVAL OF MINUTES – **Renee Kessler made a motion to approve the Board Meeting minutes from the December 18, 2023 meeting. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

PRESIDENT'S REPORT –David gave his report which can be found on the website.

HOA Representative –Frank Sparks reported on several pending HOA items such as the road closure, newly planted trees and continued lake ban remediation.

FINANCIAL REPORT – Peter reported on the yearly financial status. He is very pleased we ended with a surplus and the A/R report is in great shape.

MANAGER'S REPORT – Patti reported on violations, sales to date, status of the irrigation upgrades, and recent irrigation repairs.

There are 4 owners in fining status:

ELP35667 – 1. Rotted wood in back 2. Unmatched painting needed over fascia on rear patio 3. replace torn screens in rear, 4. rear wall of the house is dirty and needs to be cleaned and/or painted

5. unapproved window a/c. – One time Fine of \$100.

ELP35735 – missing and rotted wood that needs to be replaced.

ELP35448 –roof needs to be cleaned.

ELP35645 – roof needs to be cleaned.

Peter Schneiders made a motion to approve a fine in the amount of \$100 per day up to \$1,000 for each violation. The motion was seconded by Renee Kessler. Motion passed unanimously.

COMMITTEE REPORTS:

Architectural Control/Landscape –Patti reported that there in not a replacement yet for the Chairperson and she play that role until a new one is determined. There were 14 approvals since the last Board meeting denied.

Pinewood Rec Center – David reported that all is great at the Rec Center.

OLD BUSINESS

New Homes Update – Patti reported she got a call from Barbara Hornyak and discussed landscaping of the new homes. GT Homes has closed with Schickendanz and the infrastructure work is ongoing. David also

reported that we have not seen any plans yet for the new homes but Patti will reach out Barbara or Steve Marc Antonio to see if any plans are available to review.

NEW BUSINESS:

Modular Office Structure County Requirements- David reported that he and Patti met with the County and in turn received the information presented in the board pack as to what it required. Patti will continue getting costs gathered for the next meeting for further discussion.

Metal roofs – There was no decision on this about metal roofs being allowed in the quad homes.

Irrigation upgrades Phase III -David explained the new quote received from Etic. Further clarification is needed and he and Patti will be meeting with him this week to discuss. More at next meeting.

Crosspointe Drive & Touchstone Place mailbox posts – Patti reported that they are all mix matched colors in this area but the Board agreed to leave it as is.

Resident Comments/Questions – 2 residents had questions.

ADJOURNMENT – Renee Kessler made a motion to adjourn at 4:35 p.m. The motion was seconded by Peter Schneiders. Motion passed unanimously.

THE NEXT MEETING WILL BE HELD ON MARCH 5TH AT 3:30