

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, February 20, 2020 - 3:00 P.M.
Eastpointe HOA/POA Conference Room
13560 Eastpointe Boulevard, Palm Beach Gardens, FL 33418

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 3:00 P.M.

In Attendance were: Frank Sparks, Joyce Fox, Colleen White, Beryl Simmerok, Connie Kist, David Ascitutto and Peter Schneiders. Also in attendance was Patti Padron from Campbell Property Management. There were no homeowners in attendance.

DETERMINATION OF A QUORUM: A quorum was established.

APPROVAL OF MINUTES - **Connie Kist made a motion to approve the Board Meeting minutes from November 19, 2019. The motion was seconded by David Ascitutto. Motion passed unanimously.**

PRESIDENT'S REPORT: Frank Sparks reported that there is major earth work being done for the Country Club Master plan. The fence continues to be an issue by Palm Grove Court but the plan to keep it in better place will be to prop it with 2x4 posts. The Jog Road entrance paving is almost complete and as soon as it is, the fence will be installed. Frank expressed concern about the fence at the west end of the Hood Road gate and does not go into the water which people to walk around the fence. The east end does go into the water.

HOA REPRESENTATIVE REPORT: Chuck Snyder reported on the following: The yellow tape around the lake banks is for the remediation work that is needed, RFID replacements is going very well, there is a new barrier arm at the unmanned gate to prevent tailgating, all of the existing perimeter fencing is being replaced, cameras for the perimeter are being priced and discussed, upgrading to an armed guard service is also being considered and priced, a lighting study will be done in the near future.

TREASURER'S REPORT: David reported that as of January the receivables are doing very well with only 2 residents at the attorney for collection. Frank asked David to make sure the accounts are interest bearing.

MANAGER'S REPORT: Patti went through her report that was distributed and answered all questions. Violations are down and doing very well. There is one on the list to be fined. 6691 South Pine Court has not complied or responded to any letters. **David Ascitutto made a motion to impose a fine to the owner for \$50 per day up to \$1,000 until the fine is cured. The motion was seconded by Connie Kist. Motion passed unanimously.**

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that Patti has done a great job with helping the committee and a total of 6 application have been approved in the last 2 meetings.

Express Approvals: Beryl explained that they are several requests that can be approved by the property manager without the need for the committee to approve. Those applications would include: Installation of gutters, Removal of dead trees and hedges that are not being replaced, Repaint house or driveway as existing approved color, Replace hardboard with same material, Installation of impact windows and doors. **Connie Kist made a motion to allow the property manager to approve these requests. The motion was seconded by Joyce Fox. Motion passed unanimously.**

Pinewood Rec Center – David reported that the pool is getting a lot of use and there are no issues. It looks great and is being well maintained.

OLD BUSINESS: None

NEW BUSINESS

Update Rules and Regulations – Patti recommended to the Board that everyone take time to review the DRAFT by the next meeting for any other changes that may be needed. **Beryl Simmerok made a motion to remove items 4 and 5 from the Post ACC Procedure section. The motion was seconded by Connie Kist. Motion passed unanimously.**

Newsletter ideas: Patti asked the Board for input on other information. It was suggested to add something in a “Security” section to add motion lights and /or to keep porch and garage lights on at night.

Pinewood parking lot proposals: Patti explained the very poor condition of the parking lot. The quotes to re-seal, repair up to 5 areas and line strip were reviewed. The cost to re-mill would be approximately 50k and will need to wait for more reserve funds. Patti will obtain other quotes. **David Ascitutto motioned to re-seal, restripe and repair 5 areas up to \$6,600. Motion was seconded by Beryl Simmerok. Motion passed unanimously.**

OTHER BUSINESS – None

ADJOURNMENT: **Colleen White motioned that the meeting be adjourned. Motion was seconded by Joyce Fox. Motion passed unanimously. The meeting was adjourned at 4:05 PM.**

Respectively Submitted
Patti Padron Whelan, LCAM
Campbell Property Management