

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Wednesday, February 23, 2022 - 3:30 P.M.
Via Zoom and HOA Conference Room

MINUTES

CALL TO ORDER: President David Ascitutto called the meeting to order at 3:30 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: David Ascitutto, Frank Sparks, Connie Kist, Colleen White, Joyce Fox and Peter Schneiders was absent. Beryl Simmerok was on via zoom. Also in attendance and host was Property Manager, Patti Whelan. There were 5 residents in attendance via zoom.

APPROVAL OF MINUTES – **Peter Schneiders made a motion to approve the Board Meeting minutes from January 26, 2022 meeting with 1 correction. The motion was seconded by Connie Kist. Motion passed unanimously.**

PRESIDENT'S REPORT – David reported that the new Rules and Regulations are in effect. Allied security has begun in place of Cambridge and 2 small plots of land were turned over to the Club for the land sale to take place.

Resident Comments/Questions – There was one question asked and addressed.

HOA Representatives – Jim McCrudden reported that the new security company Allied has begun, the HOA has contributed 50k to the pickleball project, lake remediation is ongoing, a few of the new speed and stop signs have been installed, the Hood Road project that the County has been working on is complete and the long range planning is still discussing updating the ABDI access system.

FINANCIAL REPORT – Peter reported on the financials to the end of the January. He is very pleased with the state of the budget and we are in line at this time. He is planning a meeting with the Campbell comptroller to discuss some of the questions he has. Patti will set this up soon.

MANAGER'S REPORT – Patti Whelan reported on 4 sales to date. There were 19 work orders, 12 are closed and 5 are pending and 6 were for irrigation. Welcomed 1 new resident, the website has been updated with minutes of the last meeting and The Pinewood parking lot repairs are schedule for March 29th.

Violations – Patti reported that there are 78 violations. 49 are open, 29 have closed since the last meeting and there are 4 in final stage for fining.

Fines for violations: Patti explained the fining process. There is 1 owner with 5 violations. **Frank Sparks made a motion to levy a fine for \$50 per day fine up to \$1,000 for each violation. The motion was seconded by Colleen White. Motion passed unanimously.** Patti will get the fine meeting schedule with the compliance/fine committee.

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that due to the resignation of Danielle Norcross the committee has welcomed 1 new member to the committee. Welcome Amy Rubin! Beryl also reported that due to her absence for a few months out of the community that Patti and Colleen will

be co-chairing. There were 23 approvals at the last meeting, 1 still under review, and 14 were express approved.

Pinewood Rec Center – David Ascitutto reported that all is good there with the exception of the canvas shade that is ripped. Patti is working to find someone to repair it.

OLD BUSINESS

Pinewood Parking lot repair – Patti reported Five Star Paving will be making the repairs on March 29th.

Irrigation Updates– David reported that he and Patti met with Eric Nelson to discuss Phase II which will begin next week. The total for Phase II will be \$42k. The wiring updates may need to wait due to the cost of copper at this time. Eric will revise his quote when the price comes down.

NEW BUSINESS:

Fences – tabled until next meeting.

Guest parking in common area – The rules stands. No changes will be made due to the safety concern of too many cars in the common quad areas.

OTHER BUSINESS:

Board Meeting day - It came to Patti's attention from a board member that Thursday meetings would be better. Patti will update the meeting schedule to reflect the change to the 4th Thurs. of the month as all agreed this was acceptable. It was also mentioned of a resident that the meeting times are not convenient. Colleen reminded everyone that the Board has changed the meeting times to the evening and there was still no more than 10 residents participating regardless of the time the meetings were held.

Patti reported that prior to the meeting she was given the Annual pickleball and playground donation invoices. Both were approved for \$500 each.

ADJOURNMENT – Frank Sparks made a motion to adjourn at 4:35 p.m. The motion was seconded by Joyce Fox. Motion passed unanimously.