

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, March 5, 2024 - 3:30 P.M.
Eastlakes 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, Peter Schneider, Renee Kessler and Connie Kist. Also in attendance was Property Manager, Patti Whelan. Joyce Fox, Frank Sparks were absent. There were 3 residents in attendance.

APPROVAL OF MINUTES – **Peter Schneiders made a motion to approve the Board Meeting minutes from the January 22, 2024 meeting. The motion was seconded by Renee Kessler. Motion passed unanimously.**

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

HOA Representative – There was no report.

FINANCIAL REPORT – Peter reported on the financials to date and everything is in line.

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

There are 5 owners in fining status:

ELP35647 –Roof needs to be cleaned.

ELP – 35410 – Damaged privacy wall – needs replacement

ELP55384 – Driveway needs to be repainted.

ELP35508 –Roof needs to be cleaned.

ELP35689 – 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 –. There were 13 approvals since the last Board meeting, none were denied.

Pinewood Rec Center – David reported all is good at the Rec Center.

NEW BUSINESS:

Ratify vote to appoint John Ahen and Alan Gordon to committees - **Peter Schneiders made a motion to ratify the vote on the appointment of John Ahern to the fine committee and Alan Gordon to the ACC committee.** Patti reported that Connie Kist would like to return to the committee and will act as Chair. Welcome back to the committee Connie!

OLD BUSINESS

New Homes Update – David reported that there are no plans yet for the homes.

Modular Office Structure County Requirements / Proposal for Professional Services - Shannon Lee and Mike Johnson were present via zoom to discuss the proposal for services that would be needed to get approved through the County. It was agreed by the Board to have the Pinewood residents at the next meeting to discuss this.

Irrigation upgrades Phase III -David explained the new revised quote from Eric which is much less than the previous quote. More will be discussed at the next meeting after Patti checks with him on Oak Knoll wiring timing needs.

Resident Comments/Questions – 2 residents had comments.

ADJOURNMENT – Renee Kessler made a motion to adjourn at 4:25 p.m. The motion was seconded by Peter Schneiders. Motion passed unanimously.

THE NEXT MEETING WILL BE HELD ON APRIL 2ND AT 3:30