

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, March 24, 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, Connie Kist, Colleen White, Joyce Fox and Peter Schneiders. Frank Sparks was absent. Beryl Simmerok was on via zoom. Also in attendance and host was Property Manager, Patti Whelan. There were 6 residents in attendance via zoom.

APPROVAL OF MINUTES – **Peter Schneiders made a motion to approve the Board Meeting minutes from February 23, 2022 meeting. The motion was seconded by Joyce Fox. Motion passed unanimously.**

PRESIDENT'S REPORT – David reported that the we are at the height of the “season” there is plenty of activity taking place on the golf courses, tennis and pickle courts, and the rec centers. The Club is projecting that the final land sale to the developer will take place this month. Staff and Board members were invited to tour “The Pointe” and everyone was pleased with completion so far. The odd numbered addresses on Touchstone Court to the list of phase II irrigation projects, the repairs to the Pinewood parking lot will soon take place.

Resident Comments/Questions – There was 2 questions asked and addressed.

HOA Representatives – The HOA did not have March meeting so Jim did not attend as nothing to report.

FINANCIAL REPORT – Peter reported on the financials to the end of the February and he is very pleased with the meeting that he and Patti had with Pam Rembaum, the Campbell Comptroller. He thanked those who prepared a great budget and we are in line at this time.

MANAGER'S REPORT – Patti Whelan reported on 4 sales to date. There were 26 work orders, 17 are closed and 6 are pending. Welcomed 3 new residents, the website has been updated with minutes of the last meeting and the Spring Newsletter is completed. 8 Pine trees behind TS Place had to be removed that were diseased.

Violations – Patti reported that there are 116 violations closed since 2/1. 44 are still open. 1 in final stage for fining.

Fines for violations: There is 1 owner with 1 violation. **Connie Kist made a motion to levy a fine for \$50 per day fine up to \$1,000 for the 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 –Colleen White reported that the committee is doing well. There were 19 approvals since the last meeting board, 1 still under review, and 9 were express approved.

Pinewood Rec Center – David Ascitutto reported that he and Patti met to take down a damage umbrella and Patti will order 2 more. The shade that is ripped will need to be replaced. Patti is working to get prices.

OLD BUSINESS

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

Irrigation Updates–Patti reported that Phase II has begun and ½ of Briarlake Circle is complete.

Fences – Discussion held regarding pool and fences. **Colleen White made a motion to revise the rules to state that “fences are not allowed in the rear yard unless there is a pool or hot tub that is a permanent structure”. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

NEW BUSINESS:

Quotes for painting Birch Trail & Palm Grove Signage –Patti reported that has met with 3 contractors and all the quotes include the materials. **Peter Schneiders made a motion approve Southern Sky Painting in the amount of \$2,250.00 for all 3 signs. The motion was seconded by Colleen White. Motion passed unanimously.**

OTHER BUSINESS:

ADJOURNMENT –Joyce Fox made a motion to adjourn at 4:38 p.m. The motion was seconded by David Ascitutto. **Motion passed unanimously.**