

**EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**Monday, March 27, 2023 - 2:30 P.M.**  
**HOA Conference Room**

**MINUTES**

CALL TO ORDER: President David Ascitutto called the meeting to order at 2:30 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: David Ascitutto was via zoom, Connie Kist, Beryl Simmerok, Peter Schneiders, Frank Sparks, Renee Kessler and Joyce Fox. Also in attendance was Property Manager, Patti Whelan. There was 1 resident in attendance.

APPROVAL OF MINUTES – **Beryl made a motion to approve the Board Meeting minutes from the February 27, 2023 meeting. The motion was seconded by Joyce. Motion passed unanimously.**

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

HOA Representative – Jim gave a very detailed report of the ongoing matters of the HOA which include the updated signage, bank remediation and traffic control.

FINANCIAL REPORT – Peter reported on the financials to the end of the February. We continue to maintain a great budget and building the reserves. The Pinewood Rec Center pooled reserves will show in the March financial.

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

Violations:

**Frank Sparks made a motion to levy a fine for Violations Number #XN5143505 – 1. Inoperable Saab vehicle 2. Invalid Florida Registration on White Saab of \$100 for each day of a continuing violations up to a maximum of \$1,000 for each violation. The motion was seconded by Peter Schneiders. The Motion passed unanimously.**

After the required statutory notice of hearing to the Owner and the hearing on the fine, should the Fine Appeals Committee approve the fine, the fine will be imposed, and the fine payment will be due five (5) days after notice of the approved fine is provided to the parcel owner.

COMMITTEE REPORTS:

*Architectural Control/Landscape* –Beryl reported on the applications that have been submitted since the last Board meeting. The new paint color books should be arriving in the next few weeks and Patti reported that the new colors can also be found in the website.

*Pinewood Rec Center* – Patti reported the pool and the spa are down due to the circulation pump going bad; furniture is due to arrive very soon and the timer on the spa was replaced.

## OLD BUSINESS

New Homes Update –Robert Mezzell was present via zoom from Shickendanz and updated on recent matters. 6-8 months for land development, closing with GT Homes should be in July, utilities in around June, HOA will relocate the well the DEP work is done. Robert then had 2 items for the Board to approve. **Frank made a motion to approve of “The Enclave” providing that the HOA is also in agreement. The motion passed 4 to 3.**

**Frank made a motion to approve of the proposed entry sign without the feature and so long as the HOA also in agreement. The motion passed 6 to 1.**

Umbrella Insurance Costs – Renee suggested that we insurance agent to get a breakdown of the costs less Pinewood Rec building. Patti will schedule a meeting with Renee, herself and the agent

## NEW BUSINESS:

Proposal from Jolicoeur for Reconstruction Costs for Pinewood Rec Center – **Connie made a motion to approve the proposal with the inspection for \$600. The motion was seconded by Frank Sparks. Motion passed unanimously.**

The Board asked Campbell to provide them names of a few attorneys.

Resident Comments/Questions – There was 2 comments.

**ADJOURNMENT –Renee Kessler made a motion to adjourn at 3:55 p.m. The motion was seconded by Joyce Fox. Motion passed unanimously.**

## EXECUTIVE SESSION FOLLOWED

The Board called the meeting back into order at 3:45

**ADJOURNMENT – Peter Schneiders made a motion to adjourn the Board meeting at 4:20 p.m. The motion was seconded by Joyce Fox. Motion passed unanimously.**