

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, April 2, 2024 - 3:30 P.M.
Eastlakes Conference Room

MINUTES

CALL TO ORDER: President David Ascitutto called the meeting to order at 3:33 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In attendance were David Ascitutto, Peter Schneider, Frank Sparks, Connie Kist and Joyce Fox. Also in attendance was Property Manager, Patti Whelan. Renee Kessler arrived late. There was 1 resident in attendance.

APPROVAL OF MINUTES – **Frank Sparks made a motion to approve the Board Meeting minutes from the March 5, 2024 meeting. The motion was seconded by Joyce Fox. Motion passed unanimously.**

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

HOA Representative – Frank Sparks reported on a few recent items.

FINANCIAL REPORT – Peter reported on the financials to date and is very pleased so far with the financials. And a good report also came from the auditor on the year-end numbers.

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

There is 1 owner in fining status:

ELP35590 – No ACC approval for tree removal

ELP35557 – No ACC approval for gutters

Peter Schneiders made a motion to approve a one-time fine in the amount of \$100 each for non-approval of the tree removal and the install of non-approved gutters. The motion was seconded by Frank Sparks. Motion passed unanimously.

COMMITTEE REPORTS:

Architectural Control/Landscape – Patti reported there were 10 approvals and 1 denial since the last Board meeting.

Pinewood Rec Center – David reported all is good, the heater is now working.

NEW BUSINESS:

Ratify vote for the appointment of David Ascitutto on the HOA Board as Eastlakes Rep – **Frank Sparks made a motion to ratify the vote on the appointment of David to the HOA board. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

Rules changes – **Frank Sparks made a approve the 2 proposed changes to the rules and regs. The motion was seconded by Renee Kessler. Motion passed unanimously.**

OLD BUSINESS

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

Modular Office Structure Update- David explained there is an issue with ownership in the County records. It was agreed to speak to the attorney about this to see about getting it corrected.

Irrigation upgrades Phase III - **Frank Sparks made a motion to approve the next phase up upgrades. The motion was seconded by Renee Kessler. Motion passed unanimously.**

Resident Comments/Questions – 1 resident had comments.

ADJOURNMENT – Connie Kist made a motion to adjourn at 4:34 p.m. The motion was seconded by Joyce Fox. Motion passed unanimously.

THE NEXT MEETING WILL BE HELD ON MAY 7TH AT 3:30