

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Monday, April 20, 2020 - 5:00 P.M.
VIA ZOOM WEBINAR

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 5:00 P.M. and welcomed everyone to the meeting and also thanked those that joined in via zoom

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Joyce Fox, Colleen White, Beryl Simmerok, Connie Kist, David Ascitutto and Peter Schneiders. Also in attendance was Property Manager, Patti Padron Whelan and James Hotchkiss, Regional Director from Campbell Property Management. There were 6 homeowners in attendance via the webinar.

APPROVAL OF MINUTES - **Connie Kist made a motion to approve the Board Meeting minutes from February 20, 2020 with one correction. The motion was seconded by David Ascitutto. Motion passed unanimously.**

PRESIDENT'S REPORT: Frank Sparks reported on the Country Club Master plan that is moving ahead with the near completion of the West Golf Course construction. All the sod is down except for 2 greens that will be completed next week. The Recreation Center design committee is meeting weekly to develop the fitness center, sports bar, bistro and pool area function and design. The Country Club and HOA are in discussions regarding a new Bi-Party Agreement and the proposals are being put forth and examined.

HOA REPRESENTATIVE REPORT: Chuck Snyder was not present. Frank reported that the HOA held a meeting and discussed security fencing that was contracted for along with cameras for the perimeter. It was then discussed about adding armed guards to the community. Patti reported that Bill Kist gave her a copy of the map containing the new camera locations. **Beryl Simmerok made a motion that the EL POA Board request that the HOA send a survey to residents for their vote on armed guards. The motion was seconded by Joyce Fox. Motion passed unanimously.**

TREASURER'S REPORT: David reported that as of March the receivables are doing very well with only 1 residents at the attorney for collection and a total of \$4k owed. David also reported that the association accounts are interest bearing.

MANAGER'S REPORT: Patti went through her report that was distributed and there were no questions. Violations have not been sent since the state of emergency was announced. There have been 403 work orders submitted and cured since Dec of 2018 and 56 since the last meeting. The Oak Knoll pump was leaking and this is being addressed by Nelson's crew. The Pinewood dumpsters have been cleaned and Hotwire has completed the lines to the office and internet at PW pool. We should be able to cancel Comcast at the end of the month with no costs savings in the change, they are the same.

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that there have been 15 requests and many were Express approvals by Patti. Beryl thanked Patti for a great job done.

Pinewood Rec Center – David reported that he is checking the pool area frequently and there has been no activity since it was closed due to the Covid-19.

OLD BUSINESS:

Update Rules and Regulations – A few more changes were discussed and the final Draft will be on the next agenda.

Pinewood parking lot proposals: Patti explained that the 2 proposals received had varied due to the 2nd phase that is needed as it cannot be all closed at once. **Colleen White motioned to approve Five Star Sealing and Paving quote in the amount of \$6,780. Motion was seconded by David Ascitutto. Motion passed unanimously.**

Lake Bank erosion project – Patti reported that all of the letters giving permission to work on homeowners properties have been received. Work has begun and the HOA did not give notice in time to inform residents of the start date.

NEW BUSINESS

13285 Roof status – Patti reported that the home has been sold at auction to Bank of New York Mellon Trust and the foreclosure was assigned by Fannie Mae to Coastal Properties and now want to list the unit and are asking if the new owner can be responsible for the roof replacement. **Beryl Simmerok made a motion to send a letter to the bank and request that the roof be replaced per the open violation. The motion was seconded by Colleen White. Motion passed unanimously.**

Propose Bylaw Amendment to reduce quorum requirement for Annual Meeting – Frank reported that due to the struggles of getting a 30% quorum at the Annual Meetings we need to lower the requirement. **Colleen White made a motion that we reach out to the attorney to discuss lowering the quorum percentage. The motion was seconded David Ascitutto. Motion passed unanimously.**

Irrigation costs – Frank reported that he asked Patti to reach out to EPPOA to see if their irrigation costs are similar to ours and to set up a meeting with Eric, Patti and himself to discuss ways in which we can reduce these high costs. Patti reported that a new pump is needed for Oak Knoll and this proposal is in the works from Nelson's.

OTHER BUSINESS – None

ADJOURNMENT: Connie Kist motioned that the meeting be adjourned. Motion was seconded by Beryl Simmerok. Motion passed unanimously. The meeting was adjourned at 6:15 PM.

Respectively Submitted
Patti Padron Whelan, LCAM
Campbell Property Management