

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, April 30, 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, Frank Sparks, Connie Kist, Renee Kessler and Joyce Fox. Also in attendance was Property Manager, Patti Whelan. There were 8 residents in attendance.

APPROVAL OF MINUTES – **Frank Sparks made a motion to approve the Board Meeting minutes from the April 2, 2024, meeting with one correction. 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 we are doing very well. He also thanked Campbell for the great work being done.

MANAGER'S REPORT – Patti reported on violations, sales to date, status of the irrigation upgrades, and recent a large irrigation repair needed while the HOA bank work was being done.

There are 5 owners in fining status:

ELP174132 – driveway needs to be cleaned

ELP35667 –rear wall of home needs to be painted

ELP35510 –fascia is in need of repair or replacement over garage

ELP35432 – roof needs to be cleaned

ELP35414 – roof needs to be cleaned

Connie Kist made a motion to approve a \$100 per day fine up to \$1,000 fine for each of these violations. The motion was seconded by Frank Sparks. Motion passed unanimously.

COMMITTEE REPORTS:

Architectural Control/Landscape –. Connie reported there were 21 approvals and 2 denials since the last Board meeting.

Pinewood Rec Center – David reported all is good.

NEW BUSINESS:

GT HOMES – review of plans for the 75 new homes. Doug Bruk, COO presented the elevation plans and color schemes. The board each has a set of plans and color palettes to review and another meeting will be held in 2 weeks for the Boards comments.

OLD BUSINESS

Modular Office Structure Update- David reported Patt and he met with the association attorney. The attorney found the mistake and the issue with ownership in the County records is being corrected. The Pinewood Residents will be invited to the next meeting for their feedback on this idea.

Resident Comments/Questions – 2 residents had comments.

ADJOURNMENT – Frank Sparks made a motion to adjourn at 4:55 p.m. The motion was seconded by Joyce Fox. Motion passed unanimously.

THE NEXT MEETING WILL BE HELD ON MAY 14TH AT 3:30