

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, May 20, 2021 - 3:00 P.M.
Via Zoom and Eastpointe Conference Room

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 3:02 P.M.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Joyce Fox, Connie Kist, Beryl Simmerok, Colleen White, David Ascitutto, and Peter Schneiders. Also in attendance and host was Property Manager, Patti Whelan. There were 2 residents in attendance via zoom.

APPROVAL OF MINUTES – **David Ascitutto made a motion to approve the Board Meeting minutes from April 22, 2021. The motion was seconded by Connie Kist. Motion passed unanimously.**

PRESIDENT'S REPORT – Frank Sparks reported the Construction at the Pointe is still delayed due to permitting, the new screening on the fence at Hood Road has been installed and the Club has installed planting on the inside of the fence, the club has asked for cooperation in allowing construction at the Pointe to begin a half hour earlier in the morning. The HOA approved it and so did Eastlakes POA, the work on the electrical upgrade has begun on Oak Knoll.

Resident Comments/Questions – There were no question asked.

HOA Representatives – Jim McCrudden did not attend as there was nothing new to report. The HOA meeting was to be held later that day. Patti did report for Jim that the resident gate on Donald Ross should be fixed very soon. The part is on order.

FINANCIAL REPORT – March 2021 – David Ascitutto – David reported on the financials to the end of April. The aged receivables are doing well. Only 3 residents over 90 days and 2 of them are with the attorney. Patti reported that account #6016 is due for the next step which is a lien foreclosure and asked the Board if they wanted to proceed. **David Ascitutto made a motion to approve the lien action. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

MANAGER'S REPORT – Patti Whelan reported on 12 sales to date, attended HOA meeting with security committee regarding the "Safe Vendor Program", there were 28 audit reports requested, all the new plantings are in and look great, ebalst was sent to Oak Knoll and Touchstone residents affected by the irrigation shut off due to electric work and 2 welcome calls and emails, Pinewood pool roof was cleaned, tree trimming work is done and the work was checked to ensure nothing was missed. Patti requested the June meeting date be changed to June 24th due to the Campbell Manager meeting to be held on June 17th. All were in agreement.

Violations – Patti reported that there are 60 open violations and 28 new letters were sent since the last meeting.

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that we have had 4 requests approved today and 4 were express approved. Committee is great.

Pinewood Rec Center – David Ascitutto reported everything is still good there. There was a recent issue with the flow switch but it is immediately rectified.

OLD BUSINESS

Update Rules and Regulations – Patti reported that she hand delivered the approved and signed version to the attorney for recording.

Swink Electric for Oak Knoll Electric – Patti reported that the electric work is completed. Nelson's needs to locate the wires to the valves for the new pump.

Update on irrigation upgrades - Nelson's has completed the HOJO Homes, 27 homes along Touchstone, and the 10 homes on Touchstone Cir and Touchstone Ct. The last section is 20 homes on Crosspointe Court and Patti was instructed to have them go ahead on this area.

NEW BUSINESS: None

ADJOURNMENT – Joyce Fox made a motion to adjourn at 3:52 p.m. The motion was seconded by Colleen White. Motion passed unanimously.

The Board then went into Executive Session.