

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, May 26, 2022 - 3:30 P.M.
Via Zoom and HOA 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, Connie Kist, Joyce Fox, Colleen White, Peter Schneiders and Frank Sparks. Beryl Simmerok were via zoom. Also in attendance and host was Property Manager, Patti Whelan. There were 7 residents in attendance via zoom and 2 in person.

APPROVAL OF MINUTES – **Frank Sparks made a motion to approve the Board Meeting minutes from the April 28, 2022 meeting. The motion was seconded by Connie Kist. Motion passed unanimously.**

PRESIDENT'S REPORT – David reported that the community is looking great! Updates include our new office lease that we have negotiated with the Country Club, a new canvas cover will be installed soon after the hurricane season on the Pinewood Recreation Center pagoda, the entry walls to Palm Grove and Briarlake Court have been repainted, the summer flowers have been planted and the palm trees are in the processed of being trimmed. We will be preparing our 2023 budget soon and meeting dates for the Budget will be out in October & November. In preparation for hurricane season, an eblast was recently sent to the residents with the preparation process.

HOA Representative –There was no May meeting of the HOA.

FINANCIAL REPORT – Peter reported on the financials to the end of the April and is good with the budget so far. The aged receivables continue to do well. Patti reported that the annual audit was available and notified residents via email, 18 replied for a copy. Patti also reported that she will be reaching out to all our vendors and requiring any increases to be sent to her by July 1st in prep for the 2023 draft process.

MANAGER'S REPORT – Patti Whelan reported there were only 10 work orders since the last meeting, with 3 pending. There were 2 irrigation breaks that have been repaired. Nelson's has completed the upgrades to Briarlake Circle and are now working on Touchstone Court. The website has been updated and the new Pinewood Rec Center awning will not go on until after hurricane season.

Violations – Patti reported there are still about 40 open violations and 48 have closed. 3 violations are at the fining stage. **David Ascitutto made a motion to fine each violation for \$50 per day. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

COMMITTEE REPORTS:

Architectural Control/Landscape – Colleen reported that the committee is doing well. We need to address the issue of homeowners not submitting for approval and the ongoing yard/wall décor issue.

Pinewood Rec Center – David Ascitutto reported that there is nothing new, maintenance is all good. Patti reported that she fixed the screening on the fence.

OLD BUSINESS

Draft Lease with Country Club for new space – David read through the changes in the revised lease just received. There are changes that were not made as requested and there is also a discrepancy in the rent section.

Tow signs – Mr. & Mrs. Katz were present to further discuss the signs. The Board agreed to look into something to go around the sign and to move in back and better cover the pole with plants.

NEW BUSINESS:

Rule Revisions – Fences, removal of walls, metal roofs, and decorative objects on homes: The changes proposed were discussed at length. **Peter Schneiders made a motion to approve the changes. This includes the 75 homes to be built by Schickedanz Building Group will be permitted to have flat seam metal roofs. The motion was seconded by Colleen White. Motion passed unanimously.**

Resident Comments/Questions – There was 1 question asked and answered.

OTHER BUSINESS:

Patti reported that there have been a few instances lately where residents have done outside modifications without approval and we need an automatic fine procedure in place. Patti will check with the attorney as to best handle this. **Frank Sparks made a motion to approve an automatic fine in the amount of \$500 for this violation. The motion was seconded by Colleen White. Motion passed unanimously.**

ADJOURNMENT – Peter Schneiders made a motion to adjourn at 5:05 p.m. The motion was seconded by Joyce Fox. Motion passed unanimously.