

**EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**Thursday, May 28, 2020 - 3:00 P.M.**  
**VIA ZOOM WEBINAR**

**MINUTES**

CALL TO ORDER: President Frank Sparks called the meeting to order at 3:00 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, Colleen White, Beryl Simmerok, Connie Kist and David Ascitutto. Joyce Fox and Peter Schneiders arrived late. Also in attendance was Property Manager, Patti Padron Whelan and Rodney Vick, Regional Manager from Campbell Property Management and Chuck Schneider from the EP HOA. There were 8 homeowners in attendance via the webinar.

APPROVAL OF MINUTES - **David Ascitutto made a motion to approve the Board Meeting minutes from April 20, 2020. The motion was seconded by Colleen White. Motion passed unanimously.**

PRESIDENT'S REPORT: Frank reported on the following: On April 20<sup>th</sup> Patti and I met with Eric Nelson regarding an estimate for an upgraded irrigation system to possibly reduce the ongoing band aide approach with daily repairs and ongoing/constant irrigation supply expenses. We have instructed our attorney to do some preliminary research on some By-Law changes that would allow for us to conduct our annual meeting in January when most residents are here and to lower our quorum for an annual meeting. Our request for a community wide survey regarding Armed Guards was rejected by the HOA. I have been told that the HOA will be voting on this at their next meeting. Patti and I have been working on the bees issue on Briarlake Circle and the situation has been addressed with the exception of one homeowner. The fence issue at Palm Grove is continuing. Patti and I have been in touch several times with the club general manager Matt Wilson. A more permanent solution was scheduled for installation on 5/19. The temporary construction path just south of Pinewood Condos is scheduled to be repaired beginning next week with sod to follow. The HOA contacted us regarding fencing for irrigation pumps and apparatus. The HOA has agreed to cover the costs.

HOA REPRESENTATIVE REPORT: Chuck Snyder reported that the HOA is in the process of security fencing and cameras for the perimeter and the arm guards matter has not been decided on yet. A lighting study is also in the works.

TREASURER'S REPORT: David reported that as of April and the receivables are still doing very well with 1 resident at the attorney for collection and a total of \$9,500 owed.

MANAGER'S REPORT: Patti began by reporting that she will return to the office as soon as it is cleaned and sanitized. No foot traffic will be allowed until further notice. Violations still have not been sent since the state of emergency was announced. There have been 21 work orders since the last meeting. Waiting for the cost of a new Oak Knoll pump. Comcast cannot be canceled due to the contract that is in place for another 2 years. Patti is in the process of working on this with Hotwire. Several bee issue in the common areas that have been addressed. Landscaping looks good. The Board would like to see the violations letters begin again. Colleen offered to help Patti.

VIOLATIONS REPORT – 6914 Briarlake – bee issue - Patti reported that the homeowner has been called twice and 2 immediate action letters sent with no response. There are bees in a wall and the wall needs to be removed. **Connie Kist made a motion to fine \$50 per day up to \$1000. The motion was seconded by David Ascitutto. Motion passed unanimously.**

### COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that there have been 8 requests since the last meeting.

Pinewood Rec Center – No report since it has been closed due to Covid-19.

### OLD BUSINESS:

Update Rules and Regulations – A few more changes were discussed and the final Draft will be on the next agenda after the HOA pet rules are decided on so they can be the same.

Pinewood parking lot: Patti reported that the parking lot looks great with the exception of the white paint that was spilled recently by the dumpster. Patti is working to get it cleaned or it will need to be re-sealed.

Lake Bank erosion project – Patti reported that all of the Lake bank remediation work on our side that was planned for has been completed and looks great with the exception of one area that is being re-done.

13285 Roof status – Patti reported that she is awaiting the ACC application from the bank. As soon as it is received the work can begin. Patti has also spoke with the owner attached to inform him of the company the bank is using for the work.

### NEW BUSINESS

Ratify vote on Cookler lien foreclosure - **Peter Schneiders made a motion to proceed with lien foreclosure. The motion was seconded by Beryl Simmerok. Motion passed unanimously.**

Propose Bylaw Resolution 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 to change the quorum to 15% and the meeting date to January. The motion was seconded Joyce Fox. Motion passed unanimously.**

Proposal from Labounty Pools for pool service – Patti explained that the person that has been taking care of the pool for several years has opened his own company and received a proposal for a lower annual fee. **David Ascitutto made a motion to proceed with Labounty Pools for \$400 per month. The motion was seconded by Colleen White. Motion passed unanimously.**

Proposed plan for pool re-opening (eblast and Notices) - **David Ascitutto made a motion to proceed with the opening but for 7 days per week and not 5. The motion was seconded by Connie Kist. Motion passed unanimously.** The pool will reopen tomorrow after Patti has prepared it with the signage and communication out to the Pinewood Rec owners.

OTHER BUSINESS – Connie mentioned that the POA office should have an air purifier. **Colleen White made a motion to approve up to \$300. The motion was seconded by Beryl Simmerok. Motion passed unanimously.**

Resident comments are to be added to the future agendas after the President report.

ADJOURNMENT: **Connie Kist motioned that the meeting be adjourned. Motion was seconded by Beryl Simmerok. Motion passed unanimously. The meeting was adjourned at 4:35 PM.**

Respectively Submitted  
*Patti Padron Whelan, LCAM*  
Campbell Property Management