

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, June 23, 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: Connie Kist, Joyce Fox, Peter Schneiders and Frank Sparks. David Ascitutto and Beryl Simmerok were via zoom. Colleen White was absent. Also in attendance and host was Property Manager, Patti Whelan. There were 5 residents in attendance via zoom.

APPROVAL OF MINUTES – **Frank Sparks made a motion to approve the Board Meeting minutes from the May 26, 2022 meeting. The motion was seconded by Joyce Fox. Motion passed unanimously.**

PRESIDENT'S REPORT – David reported that the lease for the new office is now fully executed and the lease is due to begin July 1, 2023. David thanked Frank Sparks, Ira Berger and Mike Slutsky for their work on these negotiations.

HOA Representative –Jim McCrudden is away for the summer but provided the HOA minutes of the last Board meeting. David reported on the status of a few ongoing HOA projects.

FINANCIAL REPORT – Peter reported on the financials to the end of the May and we are still faring well with the numbers and still operating in a surplus.

2023 Budget Discussion - Patti also reported that she has reached out to all of our vendors with 3 replies so far and 2 of them will have an increase (tree trimming and the Pinewood pool service). Campbell Management and Nelson's have not reported their increases yet and we will not know of the insurance rates until late August.

MANAGER'S REPORT – Patti reported on violations, sales to date, the work order summary and the status of the irrigation upgrades.

COMMITTEE REPORTS:

Architectural Control/Landscape –Patti reported that there have been 9 submittals and all approved since the last meeting.

Pinewood Rec Center – David Ascitutto reported all is good.

OLD BUSINESS

Draft Lease with Country Club for new space – David reported on this in his president report.

Rule revisions for wall removals – Patti explained a recent issue where an owner had approval to remove their wall and plants instead of putting in another wall or privacy fence. Upon that discussion the Board agreed to leave the Rule in place to allow plants instead of a wall or fence.

NEW BUSINESS:

Patti requested an association credit card for emergency purposes or large items that she does not have enough in petty cash to purchase. **Peter Schneiders made a motion to approve a \$10k limit. The motion was seconded by Frank Sparks. Motion passed unanimously.**

Frank reported that there will be a ceremony signing on June 30 at 4 p.m. for the land sale.

Resident Comments/Questions – There were no question asked.

ADJOURNMENT – Joyce Fox made a motion to adjourn at 4:20 p.m. The motion was seconded by Peter Schneiders. Motion passed unanimously.