

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, June 24, 2021 - 3:00 P.M.
Via Zoom and Eastlakes POA 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, David Ascitutto, and Peter Schneiders. Colleen White was absent. Also in attendance and host was Property Manager, Patti Whelan. There were 3 residents in attendance via zoom.

APPROVAL OF MINUTES – **Connie Kist made a motion to approve the Board Meeting minutes from May 20, 2021. The motion was seconded by Joyce Fox. Motion passed unanimously.**

PRESIDENT'S REPORT – Construction at the Pointe is beginning this week. The HOA and Country Club are nearing completion of a new Bi-Party Agreement. Both organizations have been in negotiations for a few months to replace the outdated Tri-Party Agreement. The electrical/pump upgrade on the Oak Knoll Lake has mostly been completed but not without a few bums. Due to inadequate communication between Nelson Landscaping and Swink Electric two irrigation clocks were thrown out by Swink; one clock was newly installed in March (\$500 clock). Also, the wiring of the new pump was poorly coordinated and we were charged by both companies. The contract with Swink called for Swink to install the wiring, yet Nelson charged us \$1,500 to complete the wiring. On June 17th, Patti, David, Sharon and I met with Eric Nelson and via phone with Swink. Swink credited us \$500 and Eric credited us \$1500. Planning and discussion on the renovating the existing fitness center to office space by the Club's Long range Planning Committee, is ongoing. We have concerns regarding the cost being assessed to both POA and the HOA. I will keep you updated as this moves along.

Resident Comments/Questions – There were no question asked.

HOA Representatives – Jim McCrudden did not attend but he gave Patti and email update to share: The HOA Board is not happy with the job that was done over the winter to seal the roads. They have decided to mill and then pave every road that was sealed. This will be done in the next month while the paving company is onsite, paving the remainder of the community. There was a discussion about the Tri Party agreement (which is now the Bi Party agreement between the CC and the HOA. The main point of discussion was about raising the mandatory dues from 4,000 to 4,300. Additional discussion ensued as to whether the community should vote on that or is it considered an HOA vote. The vote was tabled until the July meeting.

FINANCIAL REPORT – May 2021 – David Ascitutto – David reported on the financials to the end of May. The aged receivables are still doing well. Only 1 residents over 90 days. Patti reported that 1 of the accounts is on the market. Patti reported that she and David will meet in late August to draft the 1st 2022 budget.

MANAGER'S REPORT – Patti Whelan reported on 18 sales to date and welcomed 4 new residents to the neighborhood. \$500 check has been received from Swink for the clock. Main line break was just repaired behind 13315 CP Drive. Cost was \$1,350.

Violations – Patti reported that there are 51 open violations and 26 new letters were sent since the last meeting.

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that we have had 16 requests approved since the last Board meeting.

Pinewood Rec Center – David Ascitutto reported everything is good.

OLD BUSINESS

Update on Oak Knoll Irrigation – Frank reported that he, David Patti and Eric met to discuss the billing and Brian from Swink was on the phone. Nelson’s agreed to remove the \$1,500 fee for the pump hook up and Brian Swink agreed to cover the cost for 1 clock that was disposed of due to lack of communication.

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 which will begin soon.

NEW BUSINESS:

Long Range Planning Committee – David had nothing to report.

ADJOURNMENT – Joyce Fox made a motion to adjourn at 4:06 p.m. The motion was seconded by Peter Schneiders. Motion passed unanimously.