

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Monday, June 26, 2023 - 2:30 P.M.
HOA Conference Room

MINUTES

CALL TO ORDER: President David Ascitutto called the meeting to order at 2:30 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In attendance were David Ascitutto, Joyce Fox, Connie Kist, Renee Kessler and Frank Sparks. Beryl Simmerok and Peter Schneiders were absent. Also in attendance was Property Manager, Patti Whelan. There were no residents in attendance.

APPROVAL OF MINUTES – **Connie made a motion to approve the Board Meeting minutes from the May 22, 2023, meeting. The motion was seconded by Joyce. Motion passed unanimously.**

PRESIDENT'S REPORT – David read his report and it can be found on the website.

HOA Representative – No HOA meeting, no report.

FINANCIAL REPORT – David reported on the financials to the end of the May. We are still maintaining a good budget. A/R report looks good. Patti is waiting to hear from Pam on another bank with higher interest rate for the ELPOA reserve account.

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

Violations at the fining stage are:

ELP35414 – Connie Kist made a motion to levy a fine for the Violations of the privacy wall that has not been removed of \$100 for each day of a continuing violation up to a maximum of \$1,000. The motion was seconded by David Ascitutto. The Motion passed unanimously.

ELP35474 - Connie Kist made a motion to levy a fine for the Violations of the driveway that was painted without approval and a non-approved color of \$100 for each day of a continuing violation up to a maximum of \$1,000. The motion was seconded by David Ascitutto. The Motion passed unanimously.

ELP35735- Connie Kist made a motion to levy a fine for the Violations of the side of the house that has not been pressure cleaned of \$100 for each day of a continuing violation up to a maximum of \$1,000. The motion was seconded by David Ascitutto. The Motion passed unanimously.

COMMITTEE REPORTS:

Architectural Control/Landscape –Patti reported on the ACC applications since the last meeting. There were 16 ACC approvals since the last meeting and 2 denied.

Pinewood Rec Center – David reported that all is well at the pool!

OLD BUSINESS

New Homes Update – David gave an update on the meeting that Patti and he had with Robert Mezzell. Patti scheduled a meeting with the 14 Palm Grove abutters that will be held tomorrow at 3:30 p.m. with Robert Mezzell of Schickendanz.

Proposal for Pinewood pool fence and deck painting - The proposals were reviewed there were questions on both. Patti will check on this and get back to the Board at the next meeting.

Insurance breakdown – Renee will have this information at the next meeting.

NEW BUSINESS:

Modular office structure quote - The proposal was reviewed there is more information needed and other quotes to get. Patti will check on insurance and get back to the Board at the next meeting.

Resident Comments/Questions – No residents.

ADJOURNMENT – Frank made a motion to adjourn at 3:30 p.m. The motion was seconded by Joyce. Motion passed unanimously.