

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, July 22, 2021 - 2:45 P.M.
Via Zoom and Eastlakes POA Conference Room

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 2:47 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Joyce Fox, Connie Kist, David Ascitutto, and Peter Schneiders. Beryl Simmerok was via zoom. Also in attendance and host was Property Manager, Patti Whelan. There were 2 residents in attendance via zoom.

APPROVAL OF MINUTES – **Colleen White made a motion to approve the Board Meeting minutes from June 24, 2021. The motion was seconded by David Ascitutto. Motion passed unanimously.**

PRESIDENT'S REPORT – Frank reported that the new Bi-Party agreement between the Country Club and the HOA has been approved by both organizations. The document updates the original Tri-Party Agreement between the HOA and the 2 Country Clubs. There is some clarification of some language, but the major changes are: Beginning November 1, 2021, the annual dues for Resident Social Memberships shall be \$4,300, plus applicable sales tax. Commencing one hundred twenty (120) days after the receipt by the Club of the Certificate of Occupancy for new facility at the West golf course, commonly known as The Pointe”, the annual dues for Resident Social Memberships shall be \$4,650.00.

Construction of the Pointe has started and so far, so good! The closing of the land sale with the developer has still not happened, but they say it will happen in August/September.

Resident Comments/Questions – There were no question asked.

HOA Representatives – Patti Whelan report on Jim's behalf. Ranger Construction Industries has started the milling phase on June 21st and the paving phase began on June 23rd. The project has experienced many delays due to weather. Community updates and schedule changes are being sent out to the community via Constant Contact as needed from the EHOA office. Southeastern Excavating has completed the Lake Bank Remediation earlier this month. Eric Nelson has also completed the installation of the drainpipes that connect to the resident's down spout. The Safe Communities Vendor ID is a background check and credentialing company that issues digital identification to vendors who pass screening criteria developed over the years to best identify high risk individuals and the use of his program was approved at the last meeting

FINANCIAL REPORT – David Ascitutto – David reported on the financials to the end of June and the aged receivables are still doing very well. Only 1 resident is over 90 days but this home was sold and we should have the payment from closing soon.

MANAGER'S REPORT – Patti Whelan reported on 24 sales to date and welcomed 6 new residents to the neighborhood. Irrigation updates are all complete for Phase I. Irrigation issues continue with the Oak Knoll area. The new pump is running but only 1 zone at a time and should be running 2. Patti and Eric spoke with Wooster Wells who installed it, and he is aware of the situation and is working to get the part needed. The new suction line is being installed by Wooster. Patti reported she attended a 40 year certification of buildings video with Marilyn which was very informative.

Violations – Patti reported that there are 66 open violations and 21 new letters were sent since the last meeting and explained the violations that are due for a fine hearing:

12848 Touchstone Pl (2) – **Peter Schneiders made a motion to approve a fine in the amount of \$50 per day up to \$1,000 until the violation is resolved. The motion was seconded by Connie Kist. Motion passed unanimously.**

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13325 Crosspointe Dr. – **Joyce Fox made a motion to approve a fine in the amount of \$50 per day up to \$1,000 until the violation is resolved. The motion was seconded by Connie Kist. Motion passed unanimously.**

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that we have had 6 requests approved since the last Board meeting and were approved via email or Express approval.

Pinewood Rec Center – David Ascitutto reported everything is still good.

OLD BUSINESS

Update on Oak Knoll Irrigation – Patti reported on this in manager report and the Board thanked Eric Nelson crew for a job well done.

Update on irrigation upgrades - Patti reported on this in manager report.

NEW BUSINESS:

Rules and Regs Update – metal roofs - **Joyce Fox made a motion to update the rules to allow metal roofs on the new homes. Motion was seconded by Peter Schneiders. Motion passed unanimously.**

Draft Survey on yard and house items – The board decided against a survey and wants Patti to check the neighborhood for those that have not received approval for their outdoor items in front or that can be seen from the golf course then send letters requiring ACC approval. A reminder letter is to go out first to the community that all decorative outdoor items must be approved.

AED for Pinewood Pool - **Joyce Fox made a motion to approve the purchase of an AED machine. Motion was seconded by Connie Kist. Motion passed unanimously.**

ADJOURNMENT – Beryl Simmerok made a motion to adjourn at 3:41 p.m. The motion was seconded by Peter Schneiders. Motion passed unanimously.