

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, August 25, 2022 - 3:30 P.M.
HOA Conference Room and Via Zoom

MINUTES

CALL TO ORDER: President David Ascitutto called the meeting to order at 3:32 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: David Ascitutto, Connie Kist, Frank Sparks and Beryl Simmerok. Peter Schneiders arrived late. Colleen White was via zoom. Joyce Fox, was absent. Also in attendance and host was Property Manager, Patti Whelan. There were 8 residents in attendance via zoom.

APPROVAL OF MINUTES – **Connie Kist made a motion to approve the Board Meeting minutes from the June 25, 2022 meeting. The motion was seconded by Beryl Simmerok. Motion passed unanimously.**

PRESIDENT'S REPORT – David reported that the community looks great given the lack of rain and also reported the reasons why a Board has to sometimes update documents for the betterment of the community.

HOA Representative –Jim McCrudden is still away. Patti reported on the status of the ongoing HOA projects.

FINANCIAL REPORT – Peter reported on the financials to the end of the July and we are still faring very well and he is happy with the numbers as we are still operating in a surplus.

2023 Budget Discussion - Patti reported that she will be meeting soon with Peter and David to review the 2023 draft budget and it will be ready for review of the Board at the Sept meeting.

MANAGER'S REPORT – Patti reported on violations, sales to date, the work order summary and the status of the irrigation upgrades. The resident in violation for painting without approval was present to discuss his case. The Board will decide on a fine and he agreed to propose some color choices to the ACC committee.

COMMITTEE REPORTS:

Architectural Control/Landscape –Beryl reported that there have been 23 express approvals, 3 denied and 11 in meeting approvals since the last Board meeting.

Pinewood Rec Center – David Ascitutto reported that the spa pump has been replaced and everything else is good. We will be budgeting for new patio furniture this year.

OLD BUSINESS

Association Credit Card – Patti reported the cards have been received. She and Peter will each have a card that they have signed for.

NEW BUSINESS:

Nelson's 2023 Contract – Discussion was held and it was agreed that the Board is requesting an all-inclusive contract that includes fertilization. **Peter Schneiders made a motion for an all-inclusive contract to include fertilization. The motion was seconded by Connie Kist. Motion passed unanimously.**

Appeals Process- Update Rules & Regulation – **Frank Sparks made a motion to approve the language with the 1 word change. The motion was seconded by Peter Schneiders. Motion passed unanimously**

Crystal Building Maintenance Contract – **Frank Sparks made a motion to approve the new contract with the 5% increase. The motion was seconded by Connie Kist. Motion passed unanimously**

Nelson’s Landscape Wiring Proposals (Phase III) – Patti will talk with Eric to determine which area is in the most need.

Metal Roofs – Frank Sparks reported that he has reached out to Mike Smolak regarding the roofs that will be on the new homes. EL POA will not be approving any additional metal roofs until more is decided on the roofs for the new homes. Patti recommended a survey be done to determine the community’s input.

Resident Comments/Questions – There was 1 comment.

ADJOURNMENT – Frank Sparks made a motion to adjourn at 5:15 p.m. The motion was seconded by Peter Schneiders. Motion passed unanimously.