

**EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**Wednesday, August 30, 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, Frank Sparks and Beryl Simmerok and Peter Schneiders. Also in attendance was Property Manager, Patti Whelan. There were no residents in attendance.

APPROVAL OF MINUTES – Beryl made a motion to approve the Board Meeting minutes from the August 1, 2023, meeting. The motion was seconded by Renee. Motion passed unanimously.

PRESIDENT'S REPORT –David gave his report which can be found on the website.

HOA Representative –There was no August HOA meeting.

FINANCIAL REPORT – Peter reported on the financials to the end of the July. Patti reported on the update A/R report. Peter and Patti have a good working draft and will be presented at the October meeting for discussion.

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

**Violations in the fining stage:**

**ELP35667 – David Ascitutto made a motion to levy a fine of \$100 for each of the 2 vehicles that are under covers, inoperable and improperly registered in Florida for a total of four (4) violations. Each violation to a maximum of \$1,000. The motion was seconded by Frank Sparks. The Motion passed unanimously.**

COMMITTEE REPORTS:

*Architectural Control/Landscape* –Beryl reported on the ACC applications since the last meeting. There were 6 express approvals, 5 via email. The next meeting will be held prior to the Board meeting on October 10th

*Pinewood Rec Center* – David reported that the work done at the Rec Center looks great!

OLD BUSINESS

New Homes Update – David gave an update on the meeting Patti and he had with Robert Mezzell. There will be a meeting with the 3 of the Palm Grove residents along the north wall after this meeting. An update will follow.

Modular office structure quote – David reported that Patti met with an electrician for the site in the Pinewood parking lot to determine if power can be run over there and what it will cost. The electrician is waiting to hear from FPL

Insurance breakdown – Patti distributed Renee's breakdown to the board and has plugged those numbers into the draft budget. Renee still has some questions for agent.

NEW BUSINESS:

Nelson's 2024 Contract – Patti was asked to bring Eric to the next Board meeting.

Resident Comments/Questions – No residents present.

**ADJOURNMENT – Joyce made a motion to adjourn at 4:05 p.m. The motion was seconded by Connie. Motion passed unanimously.**

**IT WAS AGREED THAT THE NEXT MEETING WILL BE HELD ON OCT 10<sup>TH</sup> AT 3:30 P.M.**