

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, September 23, 2021 - 4:00 P.M.
Via Zoom and Conference Room

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 4:03 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Joyce Fox, Connie Kist, and Peter Schneiders and Beryl Simmerok. Colleen White and David Ascitutto were via zoom. Also in attendance and host was Property Manager, Patti Whelan. There were 4 residents in attendance via zoom.

APPROVAL OF MINUTES – **Connie Kist made a motion to approve the Board Meeting minutes from July 22, 2021. The motion was seconded by Joyce Fox. Motion passed unanimously.**

PRESIDENT'S REPORT – Frank reported that a meeting will be set up in the near future with the ECC regarding the renovations of the old fitness center into office space. The projected timetable for construction to begin is October 2022 and taking 5-6 months to complete and occupancy in March of 2023. Of concern is the cost to ELPOA. We need to begin to plan for a significant expense. Frank also reported the on HOA/ECC Long Range Planning Projects. There are some discussions happening regarding a merger of some type between the 2 POAs and the HOA. Although ELPOA, EPPOA, and EPHOA have all required vaccinations for all employees, the Club's Board of Governors has voted 6-3 to not follow this same policy. A Special meeting of membership is scheduled for October 14th to have a full vote by membership and address this.

Resident Comments/Questions – There were no question asked.

HOA Representatives – Jim is still out of town. There was no report.

FINANCIAL REPORT – David Ascitutto – David reported on the financials to the end of August and the aged receivables are still doing very well. There is only \$3,100 owed.

DRAFT 2022 BUDGET DISCUSSION – David reported that he and Patti met to draft the budget presented today and went through the line items that were increased or decreased. After some discussion on the insurance premium line items, **Peter Schneiders made a motion to post 80% of the liability premium to the Pinewood Pool expense. The motion was seconded by Connie Kist. Motion passed unanimously.**

MANAGER'S REPORT – Patti Whelan reported on 31 sales to date and welcomed 10 new residents to the neighborhood. The AED has been installed at the Pinewood pool, Irrigation updates are underway on Oak Knoll. Annual golf cart service was done. The 1st annual meeting notice will be mailed the 1st week of October.

Violations – Patti reported that the 3 residents due to be fine completed their issues prior to the fine hearing date.

COMMITTEE REPORTS:

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

Pinewood Rec Center – David Ascitutto reported everything is still very good. Patti reported that she is waiting on a quote from Peter to repair the shutters and screens in the bathrooms.

OLD BUSINESS

Update on Oak Knoll Irrigation – Patti reported on this in manager report

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

NEW BUSINESS:

Rules and Regs Update –Patti reported that there are a few section in need of changes, once we hear back from the attorney Patti will update and they can be addressed at the October Board meeting.

Pressure Cleaning Proposal – Patti explained that the homeowners do not own to the swales and they are in need of cleaning due to the rust. **Beryl Simmerok made a motion to approve the proposal for \$600 to clean the rusty swales on Palm Grove Court. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

ADJOURNMENT – Beryl Simmerok made a motion to adjourn at 4:55 p.m. The motion was seconded by Connie Kist. Motion passed unanimously.