

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, October 3, 2022 - 2:30 P.M.
HOA Conference Room and Via Zoom

MINUTES

CALL TO ORDER: President David Ascitutto called the meeting to order at 3:30 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: David Ascitutto, Connie Kist, Frank Sparks, Beryl Simmerok, Peter Schneiders, Colleen White and Joyce Fox. Also in attendance and host was Property Manager, Patti Whelan. There were 6 residents in attendance via zoom.

APPROVAL OF MINUTES – **Colleen White made a motion to approve the Board Meeting minutes from the August 25, 2022 meeting. The motion was seconded by Joyce Fox. Motion passed unanimously.**

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

HOA Representative – Patti reported for Jim on the status of the ongoing HOA projects.

FINANCIAL REPORT – Peter reported on the financials to the end of the August and we are doing very well and operating still in a surplus. Patti reported that the 2022 engagement letter has been sent to the CPA.

2023 Budget Discussion – Peter reported that he met with David and Patti on the 1st 2023 draft budget and went over a few items that are increasing. James Hotchkiss from Campbell was present via zoom to explain Campbell's increase and to answer any questions.

MANAGER'S REPORT – Patti reported on violations, sales to date, the work order summary and the status of the irrigation upgrades and work order report and the Fall Newsletter was emailed out.

Violations - There is one resident due to be fined and Patti explained the issue. **Frank Sparks made a motion to fine \$50 per day up to \$1,000. The motion was seconded by Connie Kist. Motion passed unanimously**

COMMITTEE REPORTS:

Architectural Control/Landscape –Patti reported that there have been 7 express approvals, none were denied and 4 in meeting approvals since the last Board meeting.

Pinewood Rec Center – David Ascitutto reported that all is well there and no damage from the storm and the clock is now working. Patti thanked David and his wife for their help to her with putting back the patio items and also mentioned that the pool drain cover is cracked and needs to be replaced and the new spa sign has been installed.

OLD BUSINESS

Nelson's 2023 Contract – **Peter Schneiders made a motion for the 2023 contract and the fertilization costs. The motion was seconded by Frank Sparks. Motion passed unanimously.**

Nelson's Landscape Wiring Proposals (Phase III) – **Frank Sparks made a motion to approve the amended wiring proposal from Nelson's for Touchstone Place in the amount of \$69,730. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

Metal Roofs – Frank suggested contacting Siska Construction since they did the new clubhouse roof. Colleen White reported that this was discussed in the ACC meeting recently and the ACC also agrees that metal roofs should be approved. More information will be looked into on raised seamless style and colors and Colleen will get some samples. This will be on the next agenda for more discussion.

NEW BUSINESS:

Campbell Management Addendum to Contract - This was discussed in executive session and will be on the next agenda for approval/disapproval.

Pinewood Rec Patio furniture proposals - **Frank Sparks made a motion to approve the proposal from Mi-Lor Casual in the amount of \$7,385.61. The motion was seconded by Beryl Simmerok. Motion passed unanimously.**

Updated Reserve Study (ratify vote to wait until next year) **Frank Sparks made a motion to wait until next year for a reserve study. The motion was seconded by Connie Kist. Motion passed unanimously.**

2022 Annual Meeting- Patti reported the 1st Notice will be sent out on 11-9. The date of the meeting is Dec 8th and will be held at the Club.

Resident Comments/Questions – There was 1 question asked and answered.

ADJOURNMENT – Frank Sparks made a motion to adjourn at 3:31 p.m. The motion was seconded by Peter Schneiders. Motion passed unanimously.