

**EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**Tuesday, October 10, 2023 - 3:30 P.M.**  
**HOA Conference Room**

**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, Joyce Fox, Connie Kist, Frank Sparks, Beryl Simmerok and Peter Schneiders. Renee Kessler was absent. Also in attendance was Property Manager, Patti Whelan. There were 2 residents in attendance.

APPROVAL OF MINUTES – **Peter Schneiders made a motion to approve the Board Meeting minutes from the August 30, 2023 meeting. The motion was seconded by Connie Kist. Motion passed unanimously.**

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

HOA Representative –Jim McCrudden reported on several pending HOA items.

FINANCIAL REPORT – Peter reported on the financials to the end of the August.  
Draft 2024 Budget - **Frank Sparks made a motion to approve the draft budget as presented. the August 30, 2023 meeting. The motion was seconded by Connie Kist. Motion passed unanimously.**

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

**Violations in the fining stage:**

ELP35510 – Frank Sparks **made a motion to levy a fine of \$100 per day for not cleaning the side of the house up to of \$1,000. The motion was seconded by David Ascitutto. The Motion passed unanimously.**

COMMITTEE REPORTS:

*Architectural Control/Landscape* –Beryl reported on the ACC applications since the last meeting. There were 18 express approvals, 5 via email 1 denied at the meeting and 1 approved. The next meeting will be held prior to the Board meeting on November 14.

*Pinewood Rec Center* – David reported that all is good at the Rec Center.

OLD BUSINESS

Nelson's 2024 Contract – Eric was present at the meeting to answer the Boards questions.

Modular office structure quote –Patti reported that she is still waiting to hear from the electrician.

New Homes Update – David gave an update on the meeting that he and Patti had with Robert Mezzell and the 3 owners on the north wall in addition to the status of the new homes.

NEW BUSINESS:

**Campbell 2024 Contract - Frank Sparks made a motion to approve the contract addendum. The motion was seconded by Beryl Simmerok. The Motion passed unanimously.**

Resident Comments/Questions – No residents had questions.

**ADJOURNMENT – Beryl Simmerok made a motion to adjourn at 4:42 p.m. The motion was seconded by Joyce Fox. Motion passed unanimously.**

**THE NEXT MEETING WILL BE HELD ON NOV 14<sup>TH</sup> AT 3:30 P.M.**