

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Wednesday, October 20, 2021 - 4:00 P.M.
Via Zoom and Conference Room

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 4:00 p.m.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Connie Kist, Colleen White and David Ascitutto. Beryl Simmerok and Joyce Fox were via zoom. Peter Schneiders was absent. Also in attendance and host was Property Manager, Patti Whelan. There were 5 residents in attendance via zoom.

APPROVAL OF MINUTES – **Connie Kist made a motion to approve the Board Meeting minutes from September 23, 2021. The motion was seconded by David Ascitutto. Motion passed unanimously.**

PRESIDENT'S REPORT – Frank reported that Patti and he attended a meeting of the POA and HOA to review the possibility of shared expenses. The construction fence on Palm Grove Court blew over a couple of weeks ago during a Saturday storm. It has been repaired. I will be attending a Long-Range Planning Committee meeting this week and I hope to get some more solid plans and costs for the old fitness center conversion to office space. We will need to recruit a replacement for Colleen White who is abandoning ship and retiring from the ELPOA. Jim McCrudden is not sure if he will run for the HOA again and we may need to find a replacement. Discussion then held for a golf cart enclosure.

Resident Comments/Questions – There were no question asked.

HOA Representatives – Jim reported that the HOA is looking into vendors for traffic control, speeding. The new vendor program is underway and working very well.

FINANCIAL REPORT – David Ascitutto – David reported on the financials to the end of September. The aged receivables are still doing very well.

DRAFT 2022 BUDGET DISCUSSION – David reported that he and Patti met to update draft the budget on the line items discussed at the last meeting. **Colleen White made a motion to approve the draft budget as updated. The motion was seconded by Connie Kist. Motion passed unanimously.**

MANAGER'S REPORT – Patti Whelan reported on 32 sales to date. 15 work orders only 9 were for irrigation. welcomed 1 new resident to the neighborhood. The website has been updated with the July minutes, President Message and fall newsletter. The Palm Grove Place swales will be cleaned the 1st week in November. 52 open violations, 24 since the Sept. meeting. Oak Knoll Irrigation is ½ completed.

Violations – Patti reported that 2 residents have not completed their violations and are due to be fined. **David Ascitutto made a motion to fine each owner \$50 per day for each violation. The motion was seconded by Colleen White. Motion passed unanimously.**

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported there have been 13 requests approved since the last Board meeting and 10 were approved via email or Express approval. Committee people will be needed. Colleen and Beryl will be stepping down after the annual meeting.

Pinewood Rec Center – David Ascitutto reported everything is still very good. Frank inquired about an alarm for the AED. Patti will look into this.

OLD BUSINESS

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

NEW BUSINESS:

Rules and Regs Update –Frank went thought the updated changes. Connie Kist made **a motion to approve the changes. The motion was seconded by Colleen White. Motion passed unanimously.** Patti will confirm with the attorney on the wording.

Annual Meeting – Patti reported that the 2nd mailing will be mailed about Nov 19th. The Intents to Run are due no later than 10/29 at 5:00 p.m.

ADJOURNMENT – David Ascitutto made a motion to adjourn at 5:30 p.m. The motion was seconded by Connie Kist. Motion passed unanimously.