

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, October 24, 2019 - 2:00 P.M.
Eastpointe HOA/POA Conference Room
13560 Eastpointe Boulevard, Palm Beach Gardens, FL 33418

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 2:00 P.M.

In Attendance were: President, Frank Sparks, Secretary, Marilynn Sarles, Joyce Fox and Colleen White. Director, David Ascitutto was absent. Also in attendance was Patti Padron from Campbell Property Management. 2 homeowners also attended.

DETERMINATION OF A QUORUM: A quorum was established.

APPROVAL **Marilynn Sarles made a motion to approve the Board Meeting minutes from September 19, 2019. The motion was seconded by Colleen White. Motion passed unanimously.**

PRESIDENT'S REPORT: Frank Sparks reported that the Country Club Master plan is stalled awaiting approval of permits from the county and soil samples, issues continue with the fence by Palm Grove Court but as of Monday it is back up, the pump near the fence has been repaired thus eliminating the loud noise. The Country Club and HOA are in preliminary discussions regarding a new Bi-Party Agreement. We need to all chip in and get the needed proxies for our annual meeting.

HOA REPRESENTATIVE REPORT: Chuck Snyder reported that on the upcoming HOA board that will be for Rule and Regulation changes, the annual meeting date has been scheduled, lines were increased for the pumps throughout the community, barcodes will soon be changed to chips. POA and HOA boards will be done 1st and then residents. New proposal was approved for holiday lights.

TREASURER'S REPORT: Patti reported that as of September 30th that the receivables are still doing very well. 5 residents are at the attorney for collection and there is 11k in past due. Patti, David and Marilynn met with Pam Rembaum to draft the 2020 budget and since that meeting met with Marilynn and David and made some minor adjustments. There is a deficit to correct from irrigation repairs and parts and various other small issues of about 25k which is going to cause an increase of about \$33 per quarter.

2020 Proposed Budget – Patti went over the line items that were increased and answered all questions. **Marilynn Sarles made a motion to approve the proposed budget as presented. The motion was seconded by Joyce Fox. Motion passed unanimously.**

MANAGER'S REPORT: Patti went through her managers' report that was distributed and answered all questions. Violations are coming along well, there is no one on the list to be fined. 6691 Palm Grove Pace has not complied or responded to any letters. **Colleen White made a motion to impose a fine to the owner. The motion was seconded by Joyce Fox. Motion passed unanimously.**
The next monthly inspection will be at the beginning of November. Work orders have been greatly reduced.

COMMITTEE REPORTS:

Architectural Control/Landscape - Marilynn Sarles reported that all is good and she is looking forward to her retiring the position after 5 years. Marilynn suggested that "Express" approvals be permitted by the manager for some projects. She will do a list for Board consideration.

Pinewood Rec Center – David was not present. Patti reported that everything is in very good shape and ordered a new umbrella that had broken.

OLD BUSINESS: None

NEW BUSINESS

Nelson’s Landscape – 2020 increase - **Colleen White made a motion to approve the 2% increase. The motion was seconded by Joyce Fox. Motion passed unanimously.**

Annual Meeting Update- Patti reported that the 2nd Notice of the Annual Meeting will be mailed on or about Nov 1st. There are 5 seats and we have 6 candidates. Frank informed that everyone will need to get involved to get the proxies in and may need to go door to door.

Change in law firms – Patti reported that she, Joyce and Colleen had meetings with 2 attorneys Joyce and Colleen both reported that they liked both attorneys. A decision was not made and will be further discussed at the next Board. meeting

Suspend voting rights of delinquent owners - **Marilynn Sarles made a motion to and was seconded by Joyce Fox. Motion passed unanimously.**

Email from homeowner regarding extension on violation – The Board agreed that the roof should be cleaned and whatever dust sits on the roof washes away in the rain.

Approval of the execution of a Notice of Preservation of the First Declaration Respecting the Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners’ Association, Inc. and all related recorded documents. **Marilynn Sarles made a motion to approve. The motion was seconded by Joyce Fox. Motion passed unanimously.**

Approval of the execution of a Notice of Preservation of the Agreement regarding Briarwood Development Area. - **Marilynn Sarles made a motion to approve. The motion was seconded by Joyce Fox. Motion passed unanimously.**

OTHER BUSINESS – None

ADJOURNMENT: **Colleen White motioned that the meeting be adjourned. Motion was seconded by Marilynn Sarles. Motion passed unanimously. The meeting was adjourned at 3:40 PM.**

The next Board meeting will be held on Tuesday, November 19, 2019 at 6:00 p.m. and the Annual Meeting at 7:00 p.m.

Respectively Submitted
Patti Padron, LCAM
Campbell Property Management