

# **EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.**

## **2021 ANNUAL MEETING MINUTES**

Tuesday, December 7, 2021

7:00 P.M.

Eastpointe Country Club, 13535 Eastpointe Blvd. & VIA ZOOM

ELECTION OF CHAIRMAN OF THE MEETING – Nomination was made by Connie Kist to appoint Frank Sparks. The motion was seconded by Colleen White and passed unanimously.

CALLING OF THE ROLL AND CERTIFYING OF PROXIES- Patti Whelan reported that a quorum was reached with 56 proxies and/or people present.

PROOF OF NOTICE OF MEETING: Patti Whelan confirmed and showed Proof of Notice.

READING OR WAIVER OF NOVEMBER 19, 2019 and January 16, 2020 MINUTES: Frank explained that a quorum was not reached last year so a continuation of the meeting was needed. A motion was made by Colleen White to waive the reading of the minutes of both meetings and that they be approved. The motion was seconded by Joyce Fox and passed unanimously.

### REPORTS OF OFFICERS:

President Report - Frank began by thanking all of his fellow Board members, Patti Whelan and Campbell Property Management for a job very well done and welcoming all to the meeting. Frank then reported that the last 2 years has been more challenging than any in recent memory. Regardless of the pandemic, your Board, Campbell Property Management and most importantly Patti Whelan, have been hard at work on behalf of Eastlakes POA. We are grateful for all the patience you all exhibited over the past year when things are just a bit harder to get accomplished. Our biggest challenge has been our aging irrigation system. The Board has under taken a multi-year upgrade in three phases. This year, Phase I is almost complete and in January we will begin Phase II at Briar Lake Circle. To date we have committed \$75,600 to the project with more budgeted for the rest of the Eastlakes community. The new Recreation Center, The Pointe, is set to open next November, in the Eastlakes neighborhood! Patti and I have been in meetings with the Country Club regarding the new planned Administrative Offices in the existing Fitness Center. This building will be renovated to provide office space for Club, the HOA, Eastpointe POA and Eastlakes POA. Renovations are scheduled to begin in the Spring of 2022. The Board has also been working on updated and improved Rules and Regulations. Beryl Simmerok has chaired our Architectural Review Committee and with the help of Colleen White, Connie Kist and Danielle Norcross they have served our community well and solved some sticky issues. Beryl will be leaving the committee this year and we are looking for clearheaded volunteers for that committee. David Ascitutto has been outstanding as our Treasurer. His leadership and attention to detail have been a tremendous asset to our Board and Community. But at the end of the day, our Property Manager Patti Whelan has been the one to oversee and improve our community day in day out. Patti, we are eternally grateful to you for your dedication and hard work. Check out our Eastlakes website for updates and we hope you will see our Eastlakes Golf Cart in the Holiday Cart Parade on December 22<sup>nd</sup>.

Treasurer Report - David reported on the year to date financials and explained the irrigation updates and costs to date. There is no longer a deficit due to irrigation. We are in the plus and financially very sound. Phase II of the irrigation will begin in January.

COMMITTEE REPORTS:

ACC - Frank thanked our Chairperson, Beryl Simmerok along with Connie Kist and Colleen White for serving on the ACC committee. Beryl then reported that will be staying on the committee and is thankful to work with 4 great women on her committee. We have approved over 150 applications this year and denied 9.

Pinewood Rec Center – David reported that Patti has done a great job keeping up the pool also thanked the residents that use it for complying to the rules and keeping it safe and clean. It was asked of a resident that new furniture could be looked into. Others agreed. Patti will get some pricing.

ELECTION RESULTS – Frank reported that there was no election necessary for the Eastlakes POA. There were 3 positions open and 3 of the current Board members filed their Intent to Run. They were Beryl Simmerok, Colleen and Joyce Fox. They will serve 3 year terms.

INTRODUCTION OF DIRECTORS TO EASTLAKES POA: Frank introduced all of the Board members and Patti Whelan.

UNFINISHED BUSINESS: Patti reported there was none.

NEW BUSINESS: - Frank opened the floor for questions, comments and complaints. There was 3 question asked by 1 resident and a few compliments.

ADJOURNMENT:

Frank Sparks thanked everyone for attending and announced that the Organizational meeting will follow. The meeting adjourned at 7:23 P.M.

Respectively Submitted,

*Patti Whelan, LCAM*

Campbell Property Management