

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.

2023 ANNUAL MEETING MINUTES

Monday, December 18, 2023 - 7:00 P.M.

Eastpointe Country Club, 13535 Eastpointe Blvd.

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

CALLING OF THE ROLL AND CERTIFYING OF PROXIES- Patti Whelan reported that a quorum was reached with 63 proxies and/or people present.

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

READING OR WAIVER OF December 8, 2022 Minutes: A motion was made by Connie Kist to waive the reading of the minutes and that they be approved. The motion was seconded by Renee Kessler and passed unanimously.

REPORTS OF OFFICERS:

President Report – David began by thanking all his fellow Board members, the residents in attendance and Patti Whelan and Campbell Property Management for a very well-done job all year. The Board and Patti work hard to keep Eastlakes beautiful; the status of the new home construction was also given in detail as provided from Schickedanz updates. A big thank you went out to Robert Mezzell for his diligence and efforts to keep us all informed of the progress they are making. The irrigation system is still being upgraded. Phases. I and II are complete. The 3rd phase for wiring that was to begin in January is postponed due the wiring that was needed on Palm Grove for the new homes. To date we have paid over \$175,000 to the upgrade project with more budgeted for the wiring. Thank you also to Peter Schneiders who has done a great job as Treasurer this year and our Property Manager, Patti Whelan who oversees our community day to day. David then reported that Beryl has decided to retire and will not be serving after tonight. We are very thankful to Beryl for her dedication and time she served on the Board. She will be greatly missed.

Treasurer Report – Peter reported on the year-to-date financials and explained the irrigation updates and costs to date and he is very pleased with the budget. We are in a very financially sound position. Peter also mentioned the change in law firms and that the Board is very pleased with the new attorney.

COMMITTEE REPORTS:

ACC – David thanked our Chairperson, Beryl Simmerok with the help of Mary Esak, Marty Muster, Amy Rubin and Anne Swartz. Beryl has also decided to leave this committee and will be very missed. Beryl then reported that the committee has approved over 130 applications this year and had only denied 5 and asked residents to be sure to read their Rules and Regs.

Pinewood Rec Center – David reported that Patti has done a very good job keeping up the pool area. We have purchased new furniture, plants, repainted the fence and repaired and repainted the pool deck. The bathroom windows screens were replaced, and the bathroom doors have been painted.

ELECTION RESULTS – David reported that there was no election necessary for the Eastlakes POA. There were 3 positions open and only 2 of the current Board members filed their Intent to Run. They were David Ascitutto and Frank Sparks. They will serve 3-year terms. David noted there is still one seat open so if you are interested, please contact Patti. This would be a 2-year term seat.

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

UNFINISHED BUSINESS: None.

NEW BUSINESS: - David opened the floor for questions, comments, and complaints. There were several questions asked by all were answered.

ADJOURNMENT:

David again thanked everyone for attending and announced that the Organizational meeting will follow. The meeting adjourned at 7:51 P.M.

Respectively Submitted,

Patti Whelan, LCAM - Campbell Property Management