

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, March 28, 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 1:50 P.M.

In Attendance were: President, Frank Sparks, Secretary, Marilyn Sarles, Director, Mike Lafferty, Director, David Ascutto and Vice President Joyce Fox. Treasurer, Joel Goodman was absent. Also in attendance was Patti Padron from Campbell Property Management. No homeowners attended.

DETERMINATION OF A QUORUM: A quorum was established.

APPROVAL OF MINUTES: **Mike Lafferty made a motion to approve the Board Meeting minutes from February 22, 2019. The motion was seconded by David Ascutto. Motion passed unanimously.**

PRESIDENT'S REPORT: Frank Sparks report that there is much happening with the Country Club's Master Plan and is attending many meetings. Patti and he have been working with the Club regarding ELPOA office space at the HOA building. We will occupy a nice space with more square footage and a possible conference area within our office. There is existing closet/storage space and the office has been repainted and looks great. In discussions with the Club regarding the rent at the new office. The Club wants to have all the organizations pay the same amount, and the numbers being thrown around are less than our current expenses. We will be moving around the end of April. The demolition at the West Clubhouse, Driving range, ELPOA building, and tennis courts will begin on May 8th. Patti and I have been "scouting out" furniture in the soon to be demolished West Club House and were able to secure a few items. Construction of the Playground has begun.

Frank then went over the Developer Agreement that had been previously distributed to the Board for the new homes and he and Lauren answered all questions. Once all the changes are made by the parties it will be executed. Frank mentioned that he would need to sign on behalf of ELPOA. **Marilynn Sarles motioned that Frank sign the Agreement once it is ready. The motion was seconded by Mike Lafferty and passed unanimously.**

HOA REPRESENTATIVE REPORT: Chuck Snyder had taken the place of Kevin Gai as HOA rep and was in attendance. Chuck reported that there is strong support with all that is going on. Remediation is ongoing with some lake banks and new security company is doing well so far. The club is negotiating for those residents that will not have a pool and they will be contacted once a decision is made.

TREASURER'S REPORT: Patti gave the report as of February 2019. Current A/R's are down to \$22,428 and also mentioned that the PNC bank accounts have been closed, funds were picked up by Frank on Monday and given to Patti for accounting to deposit into the Alliance Bank accounts.

MANAGER'S REPORT: Patti Padron read her managers' report and noted the tree that fell on a car in Pinewood yesterday and a claim has been filed with the Pinewood Condo I insurance company. Patti distributed a Welcome Package to everyone as requested.

COMMITTEE REPORTS:

Architectural Control/Landscape - Marilyn Sarles reported that all is good with ACC.

Violations – Patti said the violations are going very well. There are very few dirty roofs left in the neighborhood. The next set of letters is due to go out next week.

OLD BUSINESS: None

NEW BUSINESS:

Rosenbaum - Authority to Represent – Attorney Lauren Leffler was present to explain the purpose and requirement of the document. **Mike Lafferty motioned that the document be accepted and signed. The motion was seconded by David Ascutto and passed unanimously.**

Conflict of Interest Waiver - Attorney Lauren Leffler explained the purpose and requirement of the document **Mike Lafferty motioned that the document be accepted and signed. The motion was seconded by David Ascutto and passed unanimously.**

Pinewood Rec – Proposals for repairs – **David Ascutto motioned that the proposal be approved from American Pool Maintenance in the amount of \$5,850. Motion was seconded by Marilyn Sarles and the motion passed 4 to 1.** Patti explained that since Bill Kist was no longer Chairman of the Pinewood Rec that another person is needed to serve on the committee and is to be appointed by the President of EL POA. **David Ascutto agreed to serve as the Chair.**

Touchstone Place Proposals for Limited Common Area Repair - **Mike Lafferty motioned that the document be accepted and signed. The motion was seconded by David Ascutto and passed unanimously.**

ADJOURNMENT: **David Ascutto motioned that the meeting be adjourned. Motion was seconded by Marilyn Sarles. Motion passed unanimously. The meeting was adjourned at 3:40 PM.**

The next meeting will be held on Thursday, April 18, 2019 at 2:00 p.m.

Respectively Submitted
Patti Padron, LCAM
Campbell Property Management