

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

## **BOARD OF DIRECTOR'S MEETING**

**Thursday, April 18, 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 2:02 P.M.

In Attendance were: President, Frank Sparks, Secretary, Marilynn Sarles, Director, David Ascitutto and Vice President Joyce Fox. Treasurer, Joel Goodman and Director, Mike Lafferty, were 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: **Marilynn Sarles made a motion to approve the Board Meeting minutes from March 28, 2019. The motion was seconded by David Ascitutto. Motion passed unanimously.**

PRESIDENT'S REPORT: Frank Sparks reported that he attended BOG meeting for EPCC on 4/4 with more review of 4 party agreement and Master Plan. Confirmed new irrigation for 24 homes and buffer zone from new development. Patti and I have met and inspected the new ELPOA office in the HOA building. A monthly rent of \$500 has been determined, but no signed lease at this point. This is the same rent that EPPOA pays and the Club wishes to use a standardized fee for all tenants. Patti and I have been negotiating for furniture from the West Club House and we have already appropriated a conference table. The Club is being very cooperative. Met with the contractor for final inspection of the Playground. Confirmed Grand Opening for Saturday April 20<sup>th</sup> at 6PM. Still conducting fund raising for signage and improvements. The Master Plan/HOA meeting was conducted on April 16<sup>th</sup>. I spoke on behalf of ELPOA and with one exception the audience was very supportive of the plan.

HOA REPRESENTATIVE REPORT: Chuck Snyder did not attend

TREASURER'S REPORT: Patti gave the report as of March 2019. Current A/R's are still going down and are at \$15,138; the PNC bank accounts have been closed and the deposit has been made into the Alliance Bank accounts and payments are still being sent to the Accounting office. Patti reported that she will be sending letters to those residents to change the payment addresses on their accounts.

MANAGER'S REPORT: Patti Padron read her managers' report and noted that the claim for tree that fell on a car in Pinewood was denied by the Pinewood insurance company due to an "Act of God".

#### COMMITTEE REPORTS:

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

Violations – Patti said the violations are going very well. There are fewer dirty roofs and driveways left in the neighborhood. She also reported that a call was received from John Cirelli who was sent a letter about 3 pets and that he has no plan to get rid of the 3<sup>rd</sup> pet.

Pinewood Rec Center – David reported that Debbie Midici is still serving on the committee and the pool repairs look great.

OLD BUSINESS: None

NEW BUSINESS:

Nelson’s Landscape 2019 contract - Marilyn Sarles made a motion to approve the contract. The motion was seconded by David Ascianto. Motion passed unanimously.

Preservation of Governing Documents – David Ascianto made a motion to move forward with this process. The motion was seconded by Joyce Fox. Motion passed unanimously.

OTHER BUSINESS – Frank mentioned that he has questions as to why ELPOA is collecting dues for the residents that live on Briarlakes Circle and are members of the Briarwood pool. He will reach out to the president of Briarwood and ask for documentation that states we are to be doing this.

**ADJOURNMENT: David Ascianto motioned that the meeting be adjourned. Motion was seconded by Marilyn Sarles. Motion passed unanimously. The meeting was adjourned at 3:08 PM.**

The next meeting will be held on Thursday, May 23, 2019 at 2:00 p.m. in the new office

Respectively Submitted

*Patti Padron, LCAM*

Campbell Property Management