

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Thursday, June 18, 2020 - 3:00 P.M.
Eastpointe HOA Conference Room

MINUTES

CALL TO ORDER: President Frank Sparks called the meeting to order at 3:00 P.M. There were no residents were in attendance

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Colleen White, Beryl Simmerok, Connie Kist, David Ascutto. Joyce Fox and Peter Schneiders. Also in attendance was Property Manager, Patti Whelan and Chuck Schneider from the EP HOA.

APPROVAL OF MINUTES - Peter Schneiders made a motion to approve the Board Meeting minutes from May 28, 2020. The motion was seconded by Beryl Simmerok. Motion passed unanimously.

PRESIDENT'S REPORT: Frank reported on the following: The fence issue at Palm Grove continues. Patti and I continue to work with Matt Wilson, but the fence company seems unable to come up with a permanent fix. Amending the Bylaws we believe this will help us meet our quorum minimum for our Annual Meetings. The temporary construction path just south of Pinewood Condos was scheduled to be repaired last month with sod to follow. There has been no change. Patti will update on her conversation with John Spiwak. The new 9 holes at the West Course are open and receiving positive feedback. The Eastlakes POA homes overlooking the course have a much-improved view.

HOA REPRESENTATIVE REPORT: Chuck Snyder reported that the HOA is in the process of security fencing and cameras for the perimeter and the arm guards matter has not been decided on yet. A lighting study is also in the works.

TREASURER'S REPORT: David reported that as of April and the receivables are still doing very well with 1 resident at the attorney for collection and a total of \$6,147 owed. Irrigation costs are still over budget.

13445 Crosspointe Drive – payment plan request - **Peter Schneiders made a motion to deny the plan request. The motion was seconded by Connie Kist. Motion passed unanimously.**

MANAGER'S REPORT: Patti began by thanking Colleen White for her help in checking the violations. 126 letters were sent from the inspection. There have been 17 work orders since the last meeting. Still await the cost of a new Oak Knoll pump, the Pinewood pool leak has been repaired, 2 were found at the time of the leak detection. The sod for the Pinewood area will be installed within the next 2 weeks. The club is working with Eric to get it done.

VIOLATIONS REPORT – 13325 Crosspointe Drive – wood in rear of house needs to be replaced and items stored on side of house - David Ascutto made a motion to fine \$50 per day for each violation up to \$1,000. The motion was seconded by Connie Kist. Motion passed unanimously.

COMMITTEE REPORTS:

Architectural Control/Landscape – Beryl Simmerok reported that there have been 15 requests since the last meeting. 14 were approved and 1 was denied.

Pinewood Rec Center – David reported that we are paying an extra \$250 a week for cleaning due to Covid - 19.

OLD BUSINESS:

Update Rules and Regulations – A few more changes are needed regarding pet rules which will mirror the HOA's. HOA is waiting for their attorney to review the changes. This will be on the next agenda.

Pinewood parking lot: Patti reported that the contractor came back and covered the paint spill and looks much better.

13285 Roof status – Patti reported that she has everything with the exception of the contractors workers comp certificate. As soon as that is received she will submit to the ACC for review and approval.

Update on change to Hotwire from Comcast in office and PW Rec - Patti reported that the issue has finally been resolved and the office lines are back on Comcast until the contract expires in 2 more years. The internet for the cameras at PW Rec is with Hotwire.

Certificate of Amendment to Amend Bylaws to reduce the quorum to 15% for Annual Meetings and meeting date change to January –Patti has the Certificate for the Board to sign and will then send it back to the attorney for recording. Once recorded copy is received back from the attorney, it will be mailed to all homeowners for the records.

NEW BUSINESS

Pinewood Rec Center Appraisal Proposal – Patti reported that there is no current appraisal and in order to properly insure the building this is needed. **Peter Schneiders made a motion to approve the appraisal in the amount of \$600. The motion was seconded by Colleen White. Motion passed unanimously.**

Palm Grove Pump – Patti reported that Nelson's was able to get the pump back in working order and was also raised so that it does not sit in water anymore.

Golf carts proposals – Patti reported on her golf car that is falling apart. It is a 2007 and in need of new back seats and batteries within the next year. **Connie Kist made a motion to approve the replacement with Ace of Carts for a 2017 that has new batteries and tires in the amount of \$3,828. The motion was seconded by Beryl Simmerok. Motion passed unanimously.**

Summer newsletter ideas – Patti will begin drafting the next newsletter to include Hurricane prep

OTHER BUSINESS – None

ADJOURNMENT: Colleen White motioned that the meeting be adjourned. Motion was seconded by Peter Schneiders. Motion passed unanimously. The meeting was adjourned at 4:15 PM.

Respectively Submitted
Patti Padron Whelan, LCAM
Campbell Property Management