

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
MARCH 9, 2026

Welcome and Call to Order – President Bob Godek

Meeting was called to order at 7:00PM; there were eleven (11) members present and five (5) Board members for a total of 16 attendees.

Secretary Report – Pat Stanley (Read by Pat Stanley)

Minutes of the February 9, 2026, meeting were read and they were posted on the bulletin board. Motion by Wendy Saniti/Bob Godek to approve, motion approved.

Treasurer Financial Report – Wendy Saniti

The Financial Report is also posted on the Bulletin Board monthly. Beginning balance for February was \$103,361.37, ending balance on February 28, 2026, was \$119,393.51. Saniti said a few homeowners have not yet paid their semi-annual payments, which were due in January. Motion by Pat Stanley/Brad Colvin to approve, motion approved.

ARC Report – Brad Colvin

There was one ARC requests month, which was approved. The request approved was to install a flag pole.

E-Mail Initiative – Rick Hargrave

Vice President Hargrave gave an update about the e-mail initiative, which has stalled over the past few months. With the new Board in place, the committee will begin meetings again to update our information and to formalize a process for receiving consent forms from new estate homeowners and to remove email addresses of former estate resident.

Unfinished Business

Nothing.

New Business

President Godek said he would like to form a committee to review the Pine Lakes Estates ELS agreement that expires on December 31, 2026. Treasurer Saniti and Vice President Hargrave volunteered to co-chair a Review Committee. Three attending PLEHOA members volunteered to serve on the committee – Rick Saniti, Ralph Folsom, and Charlie Matthews. The group will begin their meetings soon.

Liaison Meeting Review

Reported by Bob Godek; meeting on February 12, 2026, discussion included --

- Pickleball court screens
- Weeds at the storage area
- Tennis court issues

- Pool table covering
- Pub Status
- Kirkwood Lighting project
- Food Trucks
- French Property Update
- Sidewalk Repairs
- Bridge Repair
- ATM in the lobby
- Golf cart parking by horseshoe pits need filled
- Stump grinding
- Speed bumps in front of clubhouse need painted
- Bocce court sunscreen missing

Bob mentioned that neighboring communities are forming a group regarding the Zemel Road Dump and the installation of an incinerator. Both PL HOA's are interested in hearing more.

Issues/Questions from Members – Bob Godek

Maintenance issues

- Clean or replace carpet squares in the Activity Room
- Replace the blinds on the doors and windows in the clubhouse

Motion to adjourn was made by Bob Godek/Brad Colvin; approved by the Board.

**THE NEXT SCHEDULED BOARD MEETING IS ON MONDAY, APRIL 13,
2026, AT 7:00PM IN THE CLUBHOUSE.**