

PINE LAKES ESTATES HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES – DECEMBER 11, 2023

The meeting was called to order by President Loubier at 7:00PM in the Ballroom. Board members present: Dick Loubier, Matt Heier, Wendy Saniti, Bob Godek, and Cindy Ahrens; there were 53 members present. Loubier welcomed all, asked for any new members to introduce, and requested all to silence phones.

Secretary /Report – Cindy Ahrens

Ahrens read the Board Meeting Minutes of November 13, 2023. Motion to accept by Loubier/Heier, passed. The Minutes are now posted on the web under PLE HOA.

Treasurer Report – Wendy Saniti

Starting Balance: \$119,689.17

Ending Balance: \$135,079.40

Motion to approve by Heier/Godek, approved.

ARC Report – Bob Godek

There were 3 requests for change submitted in November, all for painting, 4G, 24H & 3 requests from 23C (2 items approved, 1 denied).

Unfinished Business

- 1) Update on Windmill Village Meetings -- Matt Heier
Reported on the November 27 meeting of ELS properties, meeting is held at Windmill Village. Group is heading in a direction for legal action, but is still researching. May possibly setting up a group of HOAs that will be part of any action and will cover expenses, not certain yet.
- 2) Update on French Property – Matt Heier
Nothing new on ELS progress. Lee County does not want to talk about ownership of the streets in Pine Lakes CC. Heier searched for the PLCC developer, Brown. Did talk with Mr. Brown, he cannot share any information about the intended ownership of the streets on Circle Pine Rd because all documents were destroyed after he sold property to ELS.
- 3) Reminder of February 12, 2024, Annual Member Meeting & Board Election – Dick Loubier
Board candidates' deadline is December 15, 5:00PM to Dede LaBelle, 22-B.

Matt Heier reviewed a listing of the activities of the all-volunteer Board of Directors.

New Business

- 1) The Board received a request from Beautification for financial assistance; letter was read at the meeting. Loubier stated that the HOA has never given funding to any other Pine Lakes group and he is opposed to the funding. Motion to approve a donation of \$300 by Heier/Godek and a Roll Call vote was called: Heier—yes; Godek—yes; Saniti—yes; Ahrens—yes; Loubier—no; Motion passed.
- 2) Document Amendments Update: Board members have received the draft of Declaration from attorney, members need to read all, note any questions, suggestions, etc. The Board will schedule a special open meeting to discuss all three of the documents. Members will be able to attend, but there will also be a special meeting after the packets have been mailed, with time for receipt by the members. At this town-hall type of meeting

members will be able to ask questions, and the HOA attorney will be present if there are issues.

Issues/Questions from Members

Loubier noted that there was a Liaison meeting scheduled for December 14, so the review of liaison topics will be shared later (once the Liaison meeting notes have been approved, they are available on the web page).

Dick Loubier, Board President, read the following information and stated that comments may be limited at this time. "An ARC application was approved for construction of a 2-car garage that would look like the garages on other lots and fit the existing structures. The Board has concerns that the structure being built deviates from the approved plans. The Board has referred this issue to our legal counsel for further review."

Some members asked questions about the approval process for the garage; since the HOA attorney had just received the information about the "garage" issue, the Board really had no definite answers at this time. Some members had asked about the material that was submitted for the building and Ahrens said she would check with the attorney about the request.

Discussion also about the 6% increase in maintenance bills for January-June 2024. Explanation from Wendy Saniti, Treasurer, following the Agreement between ELS/MHC and PLE HOA that began in 2002 and was renewed for 5 years in 2022 (Agreement available on the web page).

Cindy Ahrens, Secretary