Pine Lakes Homeowners Assoc. II, Inc.

Heino Puidak, President
Dennis Miner, Vice President
Leigh Ann Southard, Treasurer
Ron Thoreson, Director
Heather Vetter, Secretary

HOA II BOARD OF DIRECTORS AND MEMBERSHIP MEETING MINUTES
November 16, 2026
PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

1. Call Meeting to Order – 7 p.m. Pledge, moment of silence.

2. Roll call of Directors: President - Heino Puidak, Vice President - Denny Miner, Secretary- Heather Vetter, Treasurer - Leigh Ann Southard, Director- Ron Thoreson

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Jan 7, 2026.

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirements of Florida Statute 723 and the By-Laws of the HOAII.

Presidents welcome

There were three first time attendees: Bob- lives behind The Pub and Keith & Patty Keller at 35-G.

A. **Regular order of business**

Heather Vetter: Secretary

- Minutes from previous meeting were posted on bulletin board November 1, 2026, and online.

- Does the membership want Minutes from previous meetings read? Decision: No.

Motion to dispense with the reading:

Motion: Ann Hartnett Second: Betty White Vote: Not Read

Leigh Ann Southard: Treasurer

October Financial Report – Leigh Ann: October checking balance: $5,725.04. $585 to accountant and IRS. Savings balance: $2,542.89, CD balance: $36,558.08. Total of all accounts: $44,831.06

Motion to accept: Linda Baker, Second: Ann Hartnett. Approved.

Committee Reports

1. **Membership – Denny:** 2026 membership 227/582. Membership forms in Whispering Pines and tube stuffing in December. Many 2027 memberships received so far; keep them coming.
2. **FMO** – Ron- Join FMO; they support manufactured homeowners and represent us against negative legislation and policies. $40/ year or $105/3 years.

3. **French Property-** Ron- No Update.

4. **Recent Legal Activity** – Ron- No Update.

B. **Old Business**
- Stop The Stink Committee: Keep reporting the smell from the Zemel Dump. Heino following up on hotline reporting. SLD, landfill owner, fighting the complaint from HALO.

C. **Liaison Meeting / Attention Request Form Activity**
- Review results of Nov. 12, 2026, Liaison Meeting

* Above ground water connection directly behind PL Gatehouse has been leaking for 2 years+.
11-6-26 - Added to this list after speaking to gate attendant.
11-12-26 – Tara said a work order has been submitted.

* Trees overhanging Circle Pine & Lake Loop, especially near RV lot, need trimming. Hitting boats/RV's.
At 10-8-26 meeting – Tara said this project is now considered DONE.
11-12-26 – Tara will talk to Maintenance.

*What are the plans for the empty, fenced lot with a paved base, located next to the RV lot?
10-8-26 – Request by Thoreson at Liaison Meeting. Does ELS have a plan for this lot?
11-12-26 – ELS has no plans for this lot/area. Moving item to NO FURTHER ACTION section.

* Big lanterns, spotlights and street lanterns on front PL entrance are on 24/7 for 3 weeks now.
9-14-26 – Reported to Heino by gate guard. Used to be on timers.
11-12-26 – Tara says it's an issue with the sensor not being in the right place and that's how it is. Heino said this is unacceptable. ELS cannot do any sort of electrical fix or move – liability issue. Residents are not allowed to fix it. Doesn't look good to get it fixed.
11-16-26 update – ELS has approved work to be done to correct the problem. No date is provided.

* Dead palm fronds need to be trimmed on common grounds and golf course prior to storm season.
8-4-26 – Resident submitted ARF. This has been done every year prior to hurricane season.
11-12-26 – It is no longer part of preventative work. Moving item to NO FURTHER ACTION section.

* Can the Men's Room at the Pub be updated?
9-5-26 – Requested by Bob Godek.
11-12-26 – Per Tara, Bob in Maintenance will be working on this.

* PL Pool Closing for renovation
8-28-26 – Received notice of pool closing on 9-11-26 for 10-12 weeks from Tara.
9-10-26 – Per Tara, Closing is only 8-10 weeks, not 10-12.
11-12-26 – Per Tara, still on schedule. Nov. 23 is 10 weeks.

* Wi-fi at Pine Lakes clubhouse and Pub.
8-27-26 - Requested by residents on Facebook.

11-12-26 – Per Tara, ELS will not allow or provide any wi-fi that has commercials in the clubhouse or pub. If the Men's Club wants to open their wi-fi to people at the pub and clubhouse, that is up to them. ELS is ok with Men's Club putting the TV into the pub and feeding wi-fi to that tv.

* Pond seawall repair work, blocking sidewalk. North side of PL Blvd, by Gatehouse and Stop sign.
7-2-26 – Resident reported on Facebook. Heino responded. New project. Will keep an eye on it.
11-12-26 – Per Tara, this project is tied into the seawall repair behind the pine lakes spa. Both projects are being quoted, not sure where funding will come from.
11/16/26: Resident saw truck pouring dirt into this area.

* Numerous ARF's submitted for rodent infested home at 12-D.
7-1-26 – Heino talked to Dari about it. Need more info.
11-12-26 – Per Tara, demolition is on the list. Moving to Tabled / No Further Action Section.

* Light on the lake fountain behind the clubhouse does not work. Out for possible a year.
6-29-26 – Heino received info from Dennis LaBelle that light is not working. HP to investigate.
11-12-26 – Per Tara, there is no light kit for the fountain behind the clubhouse. The entire unit needs to be replaced. Our interpretation – forget getting this corrected. Moving to Tabled / No Further Action section.

* Repainting of speed limit postings on streets – on the asphalt, not signs on posts.
6-8-26 – A resident talked to Heino about this. No ARF submitted yet.
11-12-26 – Per Tara, now that there are speed limit signs posted in the community, they are not going to do any more painting of the 20 mph words painted on the roads. This is now a dead issue. Moving to No Further Action section.

* Bicycle rack behind tennis court #3 is falling apart.
5-21-26 – Resident submitted ARF.
11-12-26 – Per Tara, Maintenance Bob will get to this after the pool is reopened.

* Door frame on exit door from Craft Room at Clubhouse is rotted – will not close.
3-19-26 – Resident submitted Attention Request Form. Heino confirmed.
1-12-26 – Per Tara, this is all part of a major clubhouse project in the future. Moving to Tabled / No Further Action section.

* Any update from Corporate or the engineers about the flooding on Grand Cypress, cul-de-sac 32?
9-11-25 - The engineers have looked at the areas along with lake levels and drainage.
11-12-26 – No change in status. Moving to Tabled / No Further Action section.

* Any updates on the clubhouse downspouts and gutter repairs outside craft room?
11-13-25 – Sandy's response - Pending Contract Administrator
11-12-26 – Per Tara, this is all part of a major clubhouse project in the future. Moving to Tabled / No Further Action section.

* Replacing boards on bridge

May 2023. On Liaison Issues List.

11-12-26 – Per Tara, some discussion on possibly flipping boards over. No structural issues. No interest in Men's Club offer to put rubber mats on bridge. Moving to Tabled / No Further Action section.

* Tree and stump removal

Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.

11-12-26 – Per Tara, stumps are being removed every month if deemed hazardous. Our interpretation, move this issue off this list as ELS clearly has no interest in being proactive about this. Moving to Tabled / No Further Action section.

* Re-covering pool tables

Per 2-12-26 mtg, waiting on quotes.

11-12-26 – Heino presented a quote of $3530 from Diaz to recover, replace cushions and pockets. We have 2 teams playing in a league, 10 communities, we have the worst tables. Nobody in ELS put in for cap-x for 2027. Julie said she would get Mr. Slate set up as a vetted vendor. Never happened. Heino asked if he could write a personal check to cover the cost to get this done and how long until ELS pays him back. Tara will investigate.

* 19745 Frenchman's Ct. (28K) – two different colors of siding as well as missing siding.

Per 2-12-26 mtg.

11-12-26 – Tara says it is not an ELS home. Heino and Wendy confirmed, not an estate, not leased land. Must be 'subdivision' (no lease agreement, no HOA). Email sent to Tara 11-16-26.

* Sunshade at shuffleboard courts

3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X '27.

11-12-26 – Per Tara, this is not in cap-x 2027 consideration. Moving to Tabled / No Further Action section.

* New or more chairs in pool area.

3-10-26 – Email from Sandy - Will be submitting a capx project for replacing poor condition and adding additional new chairs in 2027.

11-12-26 – No change in status.

*Broken blinds in the clubhouse.

10-9-25 – Discussed. Can be taken down and removed. Will not be replaced.

10-29-26 – Heino checked. Some blinds replaced, some removed, some still to be replaced.

11-12-26 – No change in status.

<u>Completed Items – Need to Inform Membership</u>

* Bocce court area in need of maintenance. Bushes along sidewalk need to be trimmed, weeds in the beds.

10-1-26 – Estimated date Attention Request Form submitted by resident.

10-29-26 – Heino checked – work is DONE.

11-12-26 – Thanked ELS for completing the job.

Tabled / No Further Action At This Time Items – Need to Inform Membership at Monthly Meeting

* Need to check if there is a mistake with the arrows painted on the pavement as you exit Pine Lakes?
    10-8-26 – Brought up at meeting. Heino to check.
    10-13-26 – Heino checked. No idea where the problem is. Need more info.
    10-29-26 – This pertains to the arrows on the pavement as you exit the clubhouse. There are right, left and straight arrows. The straight shows it's an exit, not telling drivers to drive straight into a yard. NOT AN ISSUE.
    11-12-26 – Heino informed group at Liaison Mtg about this. Not an issue.

New Additions to the List

* Need to trim the bushes and trees overhanging cart paths, especially near hole #5.
    11-12-26 – Issue presented by Bob Godek.

* Gate phones haven't worked for 3 weeks now.
    11-12-26 – New phones have been received. Problem should be resolved this week (by 11-19), per Tara.

* Seawall behind spa is need of repair.
    11-12-26 – Discussed that this is tied in with the repair work to the seawall near the entrance. This seawall will probably get the attention to prevent a possible problem with the spa if this is not repaired. Currently being quoted.

* There is no light on the fountain on the very first lake on the right as you enter Pine Lakes.
    11-12-26 – Brought to our attention by Wendy Saniti.
    11-12-26 – Heino checked. There is no light kit on that fountain. Safe to assume it will never have one. Will move to NO FURTHER ACTION AT THIS TIME section.

* Pond #12, between Eagle Trace and Frenchmen's Ct. is in bad shape.
    11-12-26 – Reported by Bob Godek. Tara will look into it. Pond company has been here working.

* Additional lighting at Pine Lakes entrance. Proposed by PL Men's Club.
    11-4-26 – Rick Saniti sent quotes to Tara.
    11-12-26 – Per Tara, ELS considering. May be issues with electrical capacity and ongoing maintenance costs.

* Power washing of sidewalks in community.
    11-12-26 – Per Bob Godek, sidewalks are almost black. Tara to investigate.

ELS explained at Nov. 12 meeting, issues that are a safety hazard are addressed as needed. All else may or may not be in following year cap-x budget and list. Bob Godek and Heino said there is no ELS concern as to resident satisfaction or appearance of the community. This is unacceptable as we are the face of the residents and we take the heat. ELS has no problem collecting over $500,000 per month in rent but won't spend a dime to improve or repair our community.

D. **New Business -**

- Tunes in the Tropics Dance: December 5th at 6pm. $10 each. See Denny Miner or Heino.

- Annual Membership Meeting January 18, 2027
    - 2 seats up for election. Heino and Heather. Both will be candidates.
- Nominating Committee
    - Bev Thorsen, Gail Guile and Betty White
    - Nominating Form ready. Will post on Facebook.
    - Candidates announced at Dec. 21 Membership mtg and call for nominations from the floor.
- By-Laws Review Committee
    Jerry Seiwert and Yvonne Ecklund volunteered. Heino will assist.

MISC. NEWS/MEMBER QUESTIONS

- A resident stated an air conditioner in the ballroom is not working; Heino will investigate.
- Christmas décor going up this week by Beautification Committee- contact them if you would like to help.
- Looking for a replacement for Jan Hippler, WP Coordinator.
    - Leigh Ann Southard & Gail Guile will help stuff newsletters.
- Water shut down PL Thursday 11-19, 9-11 am. Boil water after.

WELCOME COMMITTEE NEWS - Bev Thoreson: Many new residents in past few months. Welcome visits are optional but encouraged.

- Welcome kit supplies invoice received from Jan Hippler 10-26-26.

CERT NEWS – Mike Gloss: Mike Absent- No Update.

Motion to adjourn: Mike Hartnett Second by: Gail Guile.

Adjourn at 8 p.m.

Number of attendees: 42

Respectfully Submitted,
Heather Vetter, HOAII Secretary
November 17, 2026