

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Hayes, Vice President
James Andrews, Treasurer
Ann Hartnett, Secretary

Ron Thoreson, Director
Mike Gloss, Director
Anna Marie Morrissey, Communications Director
Raymond Walton, Director
Philip Eberhardt, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES MARCH 20, 2023 PINE LAKES COUNTRY CLUB BALL ROOM @ 7:00 P.M.

A. Meeting called to order- 7:00 p.m, followed by Salute to Flag and moment of silence

- 1) Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Treasurer- James Andrews, Secretary- Ann Hartnett, Directors- Mike Gloss, Ron Thoreson, Raymond Walton, Philip Eberhardt
Not present- Anna Marie Morrissey
- 2) Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, March 13, 2023

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirement of Florida Statue 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any questions concerning the agenda will be taken when the business of the board has been completed. This meeting has been noticed by e-mail and placed on the board in the lobby. The meeting of the Board of Directors may be recorded under the requirements of FL St. 723. The meeting may not be broadcast or reproduced or copied without the consent of the Board.

President asked for first time attendees, 0 at this meeting.

B. Regular order of business; Officers Reports

- 1) President introduced new board member Philip Eberhardt, who was not present at first meeting in February.
- 2) Reading of previous Meeting Minutes for February 2023, amended to reference and finalize December 2022, amended reference Article VI, Section 2 to Section 1. by Secretary- Motion to Accept, seconded and accepted.
- 3) Reading of Treasurer's Report by Treasurer- Motion to Accept, seconded and accepted. Balance \$53,815.78

C. Committee Reports

- 1) **ARC-** Mike Gloss received 7 requests, he submitted to management. Management has 30 days to approve request.
- 2) **CERT-** Mike Gloss shared details of training date, March 2, 2023, at the North Fort Myers Recreation Center. North Fort Myers Fire Department has donated a limited number of free carbon dioxide detectors to Pine Lakes residents who feel they are at high risk of exposure. Please contact Mike Gloss if interested.
- 3) **Membership-** James Andrews reported there are 310 paid HOAII members in Pine Lakes.
- 4) **Event Inspections/Resident Concern Forms-** Ray Walton is checking on whether a \$200 deposit should be collected from all Clubs. Definitely working on a better plan for next season. The cameras at guard house are to be worked on and repaired soon. ELS stated no one is to use the bathroom inside guard house.
- 5) **Building and Grounds-** Philip Eberhardt inspected all cul-de-sacs and walking paths to identify those in need of repairs. Please let us know about any hazards.
- 6) **FMO-** Ron Thoreson provided Watchdog Report (attached) from recent FMO meeting with proposed Legislative changes and new FMO Officers. FMO dues will be increasing from \$25 to \$30, on August 14th. If you pay now, you can still get the reduced rate. Watch for an email from FMO, asking you to email your state representatives, in support of the legislative changes being proposed. No update available at this time on French Property.
- 7) **Communications-** Anna Marie Morrissey- not present. Gary Nicolini reminded residents to submit questions for HOAII meetings no later than a week prior to meeting, so that board can attempt to obtain answers from ELS. If you are not receiving board emails, please send Anna Marie a request by email and she will add you to the email list for all future correspondence. You may also add your name to a list at each meeting.

D. Special Committees

- 1) **Resident Concern/Lack of Services Tracking-** committee assigned to Ron Thoreson, and Mike Hayes. Xcel spreadsheet started tracing concerns back to 2019, so far. Resident help is requested to track changes. Sign up with Ron Thoreson or Mike Hayes. Sign up sheet also present after meeting was available.
- 2) **By-Law Review-** Mike Gloss stated there were two Special Meetings to review proposed changes. Board made a motion to accept one change, with lawyer approval to Article V, Section 8, Voting Rights- change (Owners) to (Members of HOAII in good standing). Change from any lease Land Homeowner to HOAII members. Nonmembers should not be able to vote. Section 10, Voting Rights- add decisions on By-Law changes. Allows HOAII members to vote on By-Law changes.

E. Old Business

- 1) Community fencing is being worked it is an ongoing issue.
- 2) Condition of pool temperature is having ongoing issues and discussed with ELS.
- 3) Street signs??
- 4) Resident stickers are being replaced. Resident must bring vehicle to management office in Lake Fairways. If homebound, Ray will bring vehicle sticker to resident home. Contact Ray Walton.
- 5) Tree and stump removal is ongoing. Once completed they will come back with fill dirt.
- 6) Mission Statement for HOAII, by Wayne Carson, was created for review.
- 7) Beautification Committee is waiting for approval for reimbursement from Bryan Baskin for decorative pots in pool area.

F. New Business Open to all HOA Members

- 1) Getting residents more involved and ability to vote on issues.
- 2) Looking into getting porta potty behind the guard house. No one is allowed to use guard house bathroom.
- 3) The current proposed By-Law changes are being sent to the lawyer for approval.
- 4) Residents were introduced to new three- page carbonless complaint forms, that will be in use in approximately two weeks. This will help us better track the concerns and lack of services by ELS. This is a joint effort and will be used by HOAII, PLEHOA and Lake Fairways HOA.
- 5) Looking for continued resident help to monitor areas of inefficiencies by ELS.
- 6) Any resident concerns that were voiced at this meeting Monday night will be addressed to management by the board. The results of those questions and concerns will be sent to the resident and discussed further at the next meeting on April 17th, if necessary.

Motion was made to adjourn meeting at 8:40 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary