

Pine Lakes HOAII and PLEHOA Liaison Meeting July 9, 2026 Minutes

Submitted by Heino Puidak 7-10-26

Meeting was scheduled to start at 2:00 in the clubhouse Living Room.

Attending: Heino Puidak

As Julie Flake was unable to attend, no official meeting was held.

These are Julie's responses to our current Liaison List issues that we were going to discuss:

- * 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.
 - 7-1-26 – ARF submitted. Work order created to repair.
 - 7/9/26 – Julie will follow up.
- * Trees overhanging Circle Pine & Lake Loop, especially near RV lot need trimming. Hitting boats/RV's.
 - 6-3-26 – Resident submitted Attention Request Form. This is an annual problem.
 - 6-11-26 – Heino talked to Dari. She has created a work order. (Last trimming was Nov. 2025.)
 - 6-11-26 – Made Julie aware of problem.
 - 7/9/26 – scheduled to be completed by July 31, 2026 – JAF (Julie Flake)
- * 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.
 - 6-11-26 – Discussed briefly with Julie. Heino will submit ARF.
 - 6-12-26 – Heino submitted Attention Request Form to have these repainted.
 - 7/9/29 – Will be completed by July 31, 2026 - JAF
- * Who maintains the drainage pipes under driveways? Mowers are damaging exposed ends. Clippings and grass clogging pipes. Reported problem at PL 31-B.
 - 5-21-26 – Resident submitted ARF. Rachel and a maintenance person came out to look.
 - 6-4-26 – Heino reviewed. Legit issue – not just clogging, but broken pipe.
 - 6-11-26 – Discussed with Julie. Probably ELS maintained on leased land. Estates owners maintain their own. Will check into it. Talked about 31-B. Mowers are breaking drain pipes and some pipes under driveways need to be cleaned out to allow drainage.
 - 6-13-26 – ELS fixed pipe at 31-B.
 - 7-2-26 – Still need clarification if ELS will clean out drain pipes under driveways.
 - 7/9/26 – I will have an answer no later than July 15, 2026. JAF
- * Bicycle rack behind tennis court #3 is falling apart.
 - 5-21-26 – Resident submitted ARF.
 - 5-26-26 – Heino went out, confirmed. Took pictures.
 - 6-4-26 – Added to Liaison List and sent pics to Julie.
 - 6-11-26 – Julie will replace this rack.
 - 7/9/26 – Will be replaced by July 31, 2026 - JAF
- * Drains at tennis courts need to be cleaned out so water can drain off courts.
 - 4-12-26 – Resident submitted ARF.

4-19-26 – Heino checked, drains are loaded with leaves, etc.
5-15-26 and 5-22-26 - Heino checked, has not been done.
6-4-26 - Heino checked, has not been done.
6-8-26 - Drains will be cleaned/cleared, per Julie.
6-11-26 – Julie has submitted work order.
7-1-26 – Work has not been done yet.

7/9/26 – Will be completed by July 15, 2026 - JAF

* Drinking water fountain replacement near tennis courts.

10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.
4-17-26 – resident complaint rcvd, what is replacement status? Heino responded, will add to list.
4-18-26 – Attention Request Form submitted by Heino.
6-8-26 – per Julie, I will investigate this and address it accordingly.
6-11-26 – Julie will replace the water fountain.
6-16-26 – Rachel asked for pics of damaged fountain. Heino sent pic.

7/9/26 – Fountain will be replaced in Q3 - JAF

* Landscaping needs clean up on outside of Circle Pine, French property line to RV lot.

3-15-26 – Resident sent Heino pictures of what they look at daily.
3-16-26 – Heino confirmed.
4-3-26 – Heino took more pic's. Submitted ARF and sent pics to Sandy.
4-8-26 – Vendor will investigate, per Sandy 4-8-26.
5-15-26 – Heino checked. Nothing has been done.
6-8-26 – per Julie, I will investigate this and address it accordingly.
6-11-26 – Discussed at meeting. HOA suggested swapping a day of mowing for a day of clean up.
Julie will investigate.

7/9/26 – This work is scheduled to be completed by July 31m 2026 - JAF

* 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.
4-8-26 – Vendor has looked at it. It is on the list for repairs, per Sandy 4-8-26.
5-15-26 – Heino checked. Nothing has been done.
6-8-26 – per Julie, I will investigate this and address it accordingly.
6-11-26 – Problem may be due to water intrusion. Julie will investigate.
6-29-26 – Heino checked. Doors may be warped. They do lock.

7/9/26 – ELS Asset Management is assessing all CH doors for possible replacement, no timeline for replacement at this time - JAF

* 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. First step is scoping the drains that are handling that drainage service. If there is a blockage, it will be resolved. That is under po request now.

10-9-25 – Sandy's response - I expect an estimate by the end of the week. Asset Management will review and if agreed upon, it will move up through the approval funnel and hopefully go to contract.

12-11-25 – Sandy's response - Asset Mgt has submitted a proposal to their leadership – cap X 26. It has not yet been approved.

3-12-26 - Sandy: This is an extensive project, has not yet been approved.

4-8-26 – No change in status.

5-15-26 – At least one homeowner in that area has had drainage installed privately.

5-15-26 – Another resident submitted another ARF.

6-8-26 and 6-11-26 – Per Julie, This is being investigated by our asset manager and will be requested for funding in 2027.

7/9/26 – no new update at this time - JAF

* Any updates on the clubhouse downspouts and gutter repairs outside craft room?

11-13-25 – Sandy's response - Pending Contract Administrator

3-12-26 update from Sandy - Everything was done except the area by the ceramics. Have contacted the vendor to return and address.

4-8-26 – Per Sandy, bids are in hand from roofing vendor to repair.

6-8-26 and 6-11-26 – Per Julie, This is being investigated by our asset manager for the best course of action. This will ultimately be a larger scope project that will take place in future year capital budgets.

7/9/26 – no new update at this time - JAF

* Tree, weeds and brush trimming in RV storage lot

2-12-26 update. Joshua Tree is handling this, in process. Limited to work because of RVs in the lot.

2-16-26 Membership mtg update – owners willing to move RVs to allow work. Heino to talk to Sandy.

2-26-26 update. Heino checked the lot for trees by RVs. Not an issue. Email sent to Sandy.

2-27-26. No more trimming to be done, but clean-up to be done after snowbirds leave.

3-12-26 update per Sandy: Will go in after more vehicles are gone and get rid of the old debris left behind.

4-8-26 – Per Sandy, will likely take place in May, it's on the project list.

5-15-26 – Heino checked. Nothing has been done.

6-8-26 and 6-11-26 – Per Julie, This will be completed in June/July. Julie will let HOA know of schedule so we can ask RV owners to move units for work crews as needed

7/9/26 – RV storage trimming was completed in Q1, but additional trimming should be completed as 7/9 - JAF

* Replacing boards on bridge

May 2023. On Liaison Issues List.

2-12-26 update. ELS has not approved any repairs. Some quotes were done.

3-12-26 update – No change in status.

4-8-26 update per Sandy – no approvals to date.

6-8-26 and 6-11-26 – Per Julie, There is no update at this time.

7/9/26 – no new update - JAF

* Tree and stump removal

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

3-12-26 update per Sandy: Needs the list from Heino.

4-2-26 – List delivered to Sandy's office.

4-8-26 update per Sandy -Arborist assisting with review and prioritization, pricing and budget planning. I don't see it being completed in this budget year.

6-8-26 and 6-11-26 – Per Julie, Some tree trimming will take place in June 2026. No stumps are scheduled for removal at this time as dead/dangerous/dying trees take priority for budgeted funds. Stumps that are a hazard will be removed. Need to identify.

6-12-26 – Heino put out Facebook post asking residents to identify hazard stumps.

7/9/26 – no new update - JAF

* Re-covering pool tables

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

3-2-26 update. Quotes received. \$1,890 to recover both tables.

3-12-26 update per Sandy – Will submit for 2027 capital expense budget.

Per Heino, pool players say that quote is high, would like to get additional quotes. Sandy said OK.

3-30-26 – Heino sent Sandy email asking which vendors already quoted.

4-6-26 update per Sandy – Only one quote rcvd – Heino has a copy.

4-16-26 – Heino sent email to Al Solvang to discuss.

5-15-26 – Heino talked to pool player John Graverson. This was discussed with ELS November of 2024. He submitted ARF Oct. 8, 2025 to recloth. Heino will send name of person who did these tables last time, phone number and cloth required to Julie Flake so she can schedule him to visit and quote job. Price should be around \$450 per table.

5-18-26 - Heino sent email to Julie re: this project, vendor name and number, cloth type, etc.

6-8-26 – Per Julie, We can have this completed but will need the HOA to pay vendor and ELS can reimburse the HOA.

6-11-26 – Per Julie, if the vendor is approved, they can pay directly. She will investigate.

7/9/26 – Have an invoice submitted to me for the cost, ELS will pay to the HOA - JAF

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

Per 2-12-26 mtg. This will receive a 360 review and be addressed accordingly.

3-12-26 update per Sandy: The resident is planning to repaint the mismatched the same color as the front- yellow.

4-6-26 update per Sandy – no further update.

6-4-26 – Heino checked. More than siding color issues exist here. Sent pics to Godek.

6-8-26 and 6-11-26 – per Julie, I will investigate this and address it accordingly.

7/9/26 – no new update – JAF

* Tennis courts missing some fence rails and crack in court

2-16-26 update. Not a priority for ELS. No work planned per Sandy.

3-12-26 update per Sandy: Will be submitting a project request for the rails for the 2027 Cap-X budget.

4-6-26 update per Sandy – no further update.

6-8-26 and 6-11-26 – per Julie, Can request for 2027. No additional update.

7/9/26 – no new update - JAF

* Sunshade for shuffleboard courts

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

3-30-26 – Heino sent email to Sandy to go ahead with project based on resident responses.

4-6-26 update per Sandy – no further update.

5-22-26 – Heino added to and sent 2027 Cap Ex Priority List to Julie.

6-8-26 and 6-11-26 – per Julie, Can request for 2027. No additional update.

7/9/26 – no new update - JAF

* Carpeting in clubhouse Activity Room needs to be cleaned or replaced.

3-12-26 – Presented by Bob Godek.

3-12-26 – Sandy states she will have it cleaned after this season.

4-6-26 update per Sandy – will likely be cleaned in June.

6-8-26 update – per Julie, Carpet cleaning will take place in October 2026.

6-11-26 – per Julie, it's a budget issue. May be late September.

7/9/26 – no new update - JAF

* Pool signs re: saving chairs and moving furniture removed from gate.

3-11-26 – Heino took photo of signs on one gate.

3-12-26 – Heino found signs removed.

3-13-26 – Heino sent email to Sandy for answers. Can we order signs for each gate?

3-13-26 – New signs are coming per Sandy.

4-6-26 update per Sandy – no further update.

6-8-26 and 6-11-26 – per Julie, I will make sure signs are ordered and installed.

7/9/26 – Should be completed. JAF

* 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.

3-13-26 – Heino, Sandy and Pool Committee met. Sandy open to clubs buying more chairs. She is open to putting in 2027 capital budget for more chairs. Question arose – how many can we put out there.

3-16-26 – Heino sent email to Sandy. Let us know cost for more chairs. Clubs may fund.

4-6-26 – Sandy sent email with total # seats allowed. Waiting for quote for replacements from Suncoast Furniture.

4-7-26 – Received quote from Sandy for new pool furniture. 36 – 18” high, stacking chaise loungers, 13 stacking chairs, 42, 42” round tables – About \$47,000 - \$52,000.

4-16-26 – Heino sent email to Sandy, quantities appear to be wrong.

4-16-26 – Heino sent quote to Sherry on Pool Comm if they want to buy some. Never heard back.

4-23-26 – Rich Pacewic did a lot of work. We will submit cap ex request to replace the allotted 42 chairs and 36 loungers and add 30 more chairs. Also requesting better quality than current. Maybe like LF.

5-22-26 – Heino added to and sent 2027 Cap Ex Priority List to Julie.

6-8-26 and 6-11-26 – per Julie, This can be requested for 2027 capital projects.

7/9/26 – no new update - JAF

Completed Items – Need to Inform Membership

* Concrete walking path needs to be repaired.

Jan. 2026 – Water leak at 16-G caused path to be torn up. Neighbor submitted ARF.

5-26-26 – Neighbor submitted 2nd ARF. Heino went out, confirmed. Took picture.

6-4-26 – Added to Liaison List and sent pic to Julie. Asst. Mgr Rachel confirmed repair work will take place in next 2 weeks. Heino posted notice on Facebook sites.

6-11-26 – Work has begun. Verified by Leigh Ann.

7-1-26 – Heino did FB post to see if all walks are done.

7-2-26 – Based on FB responses, project is DONE.

* Water leaking from ceiling into the theater and veterans’ closets in storeroom behind clubhouse stage.

3-10-26 – ARF submitted by Theater chairperson.

3-11-26 – Heino checked it out. Legit problem.

3-12-26 – Ron said it’s an A/C drain that appears to be the problem. Sandy will investigate.

4-6-26 update per Sandy – pending vendor estimate.

4-8-26 – Theater group submitted another ARF – water still leaking into closet.

6-8-26 – per Julie, I will investigate this and address it accordingly.

6-11-26 – Julie will check with Maintenance to see if work has been performed. Heino will check with Theater Group if they’ve had a problem.

6-12-26 – Heino sent email to Theater Group asking about problem. (Marjorie Newton).

6-13-26 and 6-29-26 – Heino talked to Marjorie. She will check if ok.
6-30-26 – Marjorie checked, no longer a problem. DONE

* Unknown hole on the outside of Circle Pine at the intersection of Eagle Trace and Circle Pine. The hole has been there for 2 years, covered by a plywood board, surrounded with ribbon tape.

6-11-26 Heino showed pictures to Julie. This needs to be addressed. Heino to send details and pics to Julie.

6-14-26 – Heino emailed pic's to Julie.

6-28-26 – Work has been completed. Area has been cleaned up. DONE. Heino posted on FB.

* Pine Lakes clubhouse Arts/Crafts Room closed 5-22-26 because of water intrusion repairs.

5-22-26 – Dari sent message to me to send out to residents – no specified reason. Heino and Julie exchanged email regarding the reason. Possible water intrusion.

6-8-26 – Julie anticipated completion by June 30, 2026.

6-11-26 – Julie expects repairs to be completed on or before June 30, 2026.

6-25-26 – Work is completed DONE.

6-28-26 - Heino posted on FB.

* Pine Lakes FISH was told to clean out storage closet in Laundry Rm ASAP. Room closed 5-22-26 because of water intrusion repairs.

5-20-26 – Dari passed this on to Bob Konetzney.

5-22-26 – Dari sent message to me to send out to residents – no specified reason. Heino and Julie exchanged email regarding the reason. Possible water intrusion.

6-8-26 - Julie anticipated completion by June 30, 2026.

6-11-26 – Julie expects repairs to be completed on or before June 30, 2026.

6-25-26 – Work is completed DONE.

6-28-26 - Heino posted on FB.

* Street light (black) not working on PL Blvd, by Court 3.

3-30-26 – Heino submitted ARF.

4-6-26 update per Sandy – no update.

5-14-26 and 5-22-26 – Heino checked, has not been fixed.

5-30-26 – Heino checked, has not been fixed.

6-8-26 – per Julie, This work has been completed.

6-10-26 – Heino checked, this light is still not working.

6-11-26 – Julie will follow up to get it repaired.

6-16-26 – Heino checked – it's fixed. DONE

* Painting of speed bumps

2-12-26 update. Sandy thought they were all done. Heino sent list 2-16-26.

2-17-26 update. Work to be done after season, late April.

3-12-26 update – No change in status.

4-8-26 update per Sandy - late April/May- on the projects list

5-15-26 – Heino checked. Nothing has been done.

6-8-26 – Per Julie, This will be completed. Please send me the list.

6-11-26 – Heino sent list to Julie. Painting started today in Lake Fairways.

6-15-26 – Painting in progress in Pine Lakes.

6-24-26 – Heino checked. All DONE.