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PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBER MEETING MINUTES 2025
10200 Pine Lakes Blvd, North Fort Myers FL 33903
Monday, February 10, 2025 at 7:00PM

President Matt Heier introduced the attending Board members: Vice President Pat Stanley, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Bob Godek. Dede LaBelle, announced that the Quorum was certified with 79 votes. President Heier called the meeting to order at 7:05PM. Proof of Notice of the Meeting was verified by Ahrens with the AFFIDAVIT OF MAILING AND POSTING OF NOTICE TO LOT OWNERS which was posted on the official bulletin board.

President Heier asked Dede LaBelle to announce for Nominations from the Floor – LaBelle announced Nominations three times with no one coming forward.

Reading of the February 12, 2024 Annual Meeting Minutes by Ahrens, and they had been posted on the official bulletin board for one year. Motion to approve by Saniti/Heier, approved.

Reading of the January 13, 2025 Board Minutes by Ahrens, and draft had been posted on the official bulletin board. Motion to approve by Saniti/Heier, approved.

Annual Report of President Matt Heier: Been a Board member since February of 2018. Just covering items other than routine issues with community:

- August of 2018 ELS wanting to buy French farm and develop.
- August of 2019 ELS purchasing estate homes, 9 to date.
- Board moving to update Covenants limiting who can purchase homes on Estate properties, 18 homes already purchased by ELS.
- January of 2020, new revised document mailed to membership and approved. ELS stops buying estates properties.
- January of 2021, no longer with attorney Bob Burandt.
- Hired Pavese Law Firm for HOA attorney.
- April of 2021, Pavese informs HOA of conflict, unable to work with HOA. Board requests a refund and gets partial.
- April of 2021, board signs engagement letter with Henderson Franklin Law Firm and begins re current attorney Colby Keefe.
- December of 2021, Board hires Bev Grady from Roetzel and Andress Las Firm for land use attorney due to French far re-zoning.
- January of 2024, updated and revised HOA documents mailed to member and eventually approved.
- December of 2024, requested ownership and encumbrance report from land use attorney with Henderson Franklin Law Firm.

Thanks to Cindy for all her work as secretary taking minutes for all board meetings, creating the agenda for all board meetings, spent many hours working on revisions to documents and keeping us on track, with Florida Statute 720.

- Preparing documents for our annual meeting each February.
- Cindy also recorded minutes for many liaison meetings.
- Getting the membership email project off the ground.
- Communicating with attorneys and Stinger Printing.
- Many other things.

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Thanks to Wendy for all her work as treasurer, making sure membership funds are used wisely, working with ELS coordinating membership payments, going after members that are late with payments.

- Also working with our attorney placing liens or whatever is required to assure payment is made to the HOA or documenting so future payment is required.
- Also, updates the board and members each month with any expenses and reconciliation reports.

Thanks to Bob for being our primary ARC board member.

- Bob at times puts up with a lot of grief from members when it is not warranted.
- He follows what the Covenants require and returns requests in a very timely fashion.
- Bob also keeps the board updated each month with any new ARC requests.

Thanks to Pat for accepting the appointment to the board after Dick Loubier left the community.

- Also, thanks to Pat for running for a position on the board.
- Pat has already attended liaison meetings, made suggestions and will be a great addition to the Board.

Thanks also to Dede LaBelle for heading up the Nominating/Election committee.

- Dede did a great job this year and last with very organized documentation.
- And a special thanks to the volunteers working with Dede: Donna and Ralph Folsom, Dennis LaBelle and Marlene Graf.

Annual Report of Treasurer Wendy Saniti:

Treasurer Saniti reviewed the PLEHOA Profit and Loss report for January – December 2024.

**PLEHOA
Profit & Loss
January through December 2024**

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Homeowners' Services	1,122,677.41
Total Income	1,122,677.41
Gross Profit	1,122,677.41
Expense	
Bank Adjustment	-3,830.78
Donations	250.00
Dues and Subscriptions	908.34
Insurance Expense	
General Liability Insurance	1,517.02
Total Insurance Expense	1,517.02
Meeting Expense	130.00
Office Supplies	140.00
Postage and Delivery	110.41
Printing	558.94
Professional Fees	
Accounting	100.00
Legal	42,334.07
Total Professional Fees	42,434.07
Returned Item Chargeback	8,390.32
Services & Amenities	1,057,131.24
Total Expense	1,107,739.56
Net Ordinary Income	14,937.85
Net Income	14,937.85

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PLEHOA
Reconciliation Detail
 Bank of America Business Advant, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						403,912.25
Cleared Transactions						
Checks and Payments - 2 items						
Check	01/17/2025	1392	Stinger Graphics	X	-241.52	-241.52
Check	01/31/2025	1394	ELS	X	-542,581.80	-542,823.32
Total Checks and Payments					-542,823.32	-542,823.32
Deposits and Credits - 12 items						
Deposit	01/02/2025			X	41,771.48	41,771.48
Deposit	01/03/2025			X	18,938.16	60,709.64
Deposit	01/07/2025			X	38,682.00	99,391.64
Deposit	01/09/2025			X	28,877.48	128,269.12
Deposit	01/13/2025			X	21,490.00	149,759.12
Deposit	01/14/2025			X	27,131.32	176,890.44
Deposit	01/15/2025			X	15,043.00	191,933.44
Deposit	01/16/2025			X	4,298.00	196,231.44
Deposit	01/22/2025			X	8,596.00	204,827.44
Deposit	01/23/2025			X	2,181.00	207,008.44
Deposit	01/24/2025			X	6,044.16	213,052.60
Deposit	01/28/2025			X	8,596.00	221,648.60
Total Deposits and Credits					221,648.60	221,648.60
Total Cleared Transactions					-321,174.72	-321,174.72
Cleared Balance					-321,174.72	82,737.53
Register Balance as of 01/31/2025					-321,174.72	82,737.53
New Transactions						
Checks and Payments - 2 items						
Check	02/03/2025	1393	Henderson, Franklin...		-1,300.50	-1,300.50
Check	02/03/2025	1366	Cindy Ahrens		-54.04	-1,354.54
Total Checks and Payments					-1,354.54	-1,354.54
Total New Transactions					-1,354.54	-1,354.54
Ending Balance					-322,529.26	81,382.99

Secretary Annual Report 2025 - Cindy Ahrens

First, the entire Board thanks all the Estates Cul-De-Sac Captains and Court Captains for a great job delivering the member mailings for this annual meeting. We only mailed 44 packets saving quite a bit of postage cost. You all ROCK and we really appreciate your help.

Today the e-mail project group has received a listing of dates for our first full meeting. We have an outstanding group that is ready to jump into this task and get going. We hope to be able to send out HOA email messages to those who have signed up to receive them. Any delay for this project has been my issue, so I thank everyone for their patience. Watch for any Whispering Pines announcements in future.

I do have a project that I will be working on in 2025 – a notebook that will hopefully be available to future board secretaries with the variety of tasks. My first boss instilled in me the need for some instructions on how jobs get done and I would like to share some of my notes – some good, some bad, but most are useful whenever needed.

Annual Report of Architectural Review Committee – Bob Godek

Godek reported that for 2024 there were only a total of 22 requests for ARC review and only one was denied. For the beginning of 2025 there have only been 2 requests for review and both were approved.

New Business: Election of Board Directors

Matt Heier stepped in as President when Dick Loubier left and Matt is retiring. This year there are 2 open positions on the Board, and there is currently only one candidate – Pat Stanley; therefore, Dede LaBelle appointed Pat Stanley to the Board by acclamation. The Board will be working to find possible candidates for the fifth director.

The vote on the Financial Reporting Waiver was approved so there will not be an audit.

The Annual Member Meeting was adjourned by Matt Heier at 7:43PM followed by the Board Organizing Meeting. Quorum was certified along with the Proof of Notice of Meeting.

New Business: Election of Board Officers.

New 2025 officers are:

President: Bob Godek

Vice President: Pat Stanley

Treasurer: Wendy Saniti

Secretary: Cindy Ahrens

Architectural Review Committee: Bob Godek will be the contact.

Meeting was adjourned by Board President at 7:50PM.