

Liaison Meeting Minutes

April 13, 2023

Pine Lakes Clubhouse Living Room

2:00 PM

Present:

Julie Flake, Manager

Gary Nicolini, President HOAII

Ron Thoreson, Director HOAII

Matt Heier, Vice President PLEHOA

Bob Godeck, ARC Director PLEHOA

Mike Hayes, Vice President HOAII

These answers are from Julie Flake:

Name plates on resident lamp post': This is an ongoing project and will begin in phases starting May 1st.

Street signs: This project will be sent for an estimate and scheduled once funded.

Fencing on property: All fencing is scheduled to be completed no later than May 31, 2023.

Wind screen on Tennis/Pickleball courts: These were not included in the original fence replacement/repair quote/contract. Screens will be estimated and scheduled once funded. (fault of previous manager)

Canopy at pool, Bocce courts: Julie has the proposals for this project, and the contractor's lead time is about 7 months out. ELS must still enter a contract and request a deposit before we can be added to the contractors schedule, so realistically about 8 ½ months out.

Pool area: Joshua Tree will evaluate the leaning Silver Bismark palm by the gate near the shuffle board courts, and the leaning pine tree by the large tiki hut and address accordingly.

Also when asked whether the pool company is using chlorine stabilizer to reduce the sun's effect on burning off the chlorine so quickly, Julie was not aware of any. She stated that the pool vendor is responsible for maintaining the pool to local health dept. standards. (We will try to find out when we see the pool tech)

Storage Area: Gate on storage area will be repaired/replaced by May 31st. Also, the blue unsightly porta potty will be removed with the construction debris. Storm debris should be gone by April 30th. **PLEASE do not put your construction debris in that area.**

Horticulture Area: Julie is working on an action plan to clean up this area. We should start seeing some action within the next 2 weeks.

Clubhouse Items: Unsightly roof and vegetation growing in the gutters: Julie will evaluate and schedule accordingly.

Fire door by Hall of Fame is coming apart: Julie will address and schedule accordingly.

Several water stains in ceilings: Repaired within 60 days.

Ballroom floor: Ballroom floor will be stripped and waxed likely in mid-summer.

Walking paths: Bollard post missing by ladies' 18th tee: Will be replaced within 30 days.

Look into cracks on the paths and possibly pressure washing them: Julie will evaluate and repair as necessary.

Paving Issues: There are several paving issues in our community. Some mentioned were Eagle Trace, Frenchmens Ct., Hidden Hills, Ravines Ct, Rolling Hills and several places on Circle Pine. Julie stated that paving needs are being assessed and work will be contracted and completed this summer. Once specific areas are identified, she will inform the HOA's of those areas.

Speed Humps: Need to be painted and will be completed over the next 90 days.

Blocked Storm Drain by 14th Tee Box: This is not only a fire hazard but needs to be cleared for our rainy season. Julie stated that Joshua Tree will clear this week.

Please note that 360's will be starting in the next few weeks. This is why we are asking residents to complete an ARC form so that ELS knows you have repairs scheduled for your homes.

Metal Roofs: They are not allowed per Prospectus.

Julie also mentioned that if there are any residents that are licensed and insured, you may contact her to possibly be hired to make repairs.

Ron Thoreson also made up a notebook with pictures and documentation to keep track of situations in our Community. I have one and the other went to Julie to make sure she is aware of items that are in desperate need of replacement/repair. Thanks
Ron

The meeting was adjourned at 2:55PM.

Respectively submitted,

Gary Nicolini, President HOAII