

# Pine Lakes Homeowners Assoc. II, Inc.

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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 APRIL 17, 2023 PINE LAKES COUNTRY CLUB LIVING ROOM @ 7:00 P.M.

### A. Meeting called to order- 7:02 p.m, followed by Salute to Flag and moment of silence

- 1) Roll Call of Directors: President- Gary Nicolini, Treasurer- James Andrews, Secretary- Ann Hartnett, Directors- Mike Gloss, Ron Thoreson, Philip Eberhardt, Anna Marie Morrissey  
Not present- Vice President- Mike Hayes, Raymond Walton
- 2) Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, April 15, 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 welcomed one first time attendee at this meeting.

### B. Regular order of business; Officers Reports

- 1) President talked about ongoing liaison meetings with Julie Flake who is acting as manager until one can be hired. Updates will be provided as they are received via email and social media to all members. Liasson meeting minutes will be posted on OurPineLakes.com, under HOAII.
- 2) Motion was made to forgo reading of previous Meeting Minutes for March 2023 by Secretary, as no changes were identified by board to draft copy- Motion to Accept, seconded and accepted.
- 3) Reading of Treasurer's Report by Treasurer- Motion to Accept, seconded and accepted. Balance \$53,816.93

### C. Committee Reports

- 1) **ARC-** Mike Gloss received 5 requests, he submitted to management.
- 2) **CERT-** Mike Gloss received 18 free carbon monoxide detectors from North Fort Myers Fire Department and these were given to Pine Lakes residents. Please contact Mike Gloss if interested, he may be able to get more.
- 3) **Membership-** James Andrews reported there are 312 paid HOAII members in Pine Lakes.
- 4) **Event Inspections/Resident Concern Forms-** Ray Walton was absent.
- 5) **Building and Grounds-** Philip Eberhardt did inspection April 5<sup>th</sup>, found Clubhouse needs fire door repair and stained ceiling tiles replaced. Ballroom needs floor stripped and polished, and gutters need to be cleaned from debris. All cul-de-sacs and walking paths will be identified for those in need of repairs. Please let us know about any hazards.
- 6) **FMO-** Ron Thoreson thanked all residents who sent letters to Congress for proposed Legislative changes. The two changes will not go through during this session but will be brought up again next session. FMO dues will be increasing from \$25 to \$30, on August 14<sup>th</sup>. If you pay now, you can still get the reduced rate. No update available at this time on French Property.
- 7) **Communications-** Anna Marie Morrissey made available HOAII email address on handout for residents. 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. Thanked residents for comments online and reminded residents we are all in this together and we need your continued input.

#### **D. Special Committees**

- 1) **Resident Concern/Lack of Services Tracking-** Ron Thoreson created a spreadsheet tracking concerns back to 2013. A book was created incorporating photos, when possible, to track changes, along with the spreadsheet.
- 2) **By-Law Review-** Mike Gloss stated the lawyer approved proposed changes. There is a copy for residents to review proposed changes to the By-Laws, hanging up on the bulletin board in the Clubhouse hallway and online (OurPineLakes.com/HOAIL). Please leave the copy on the bulletin board. HOAIL members in good standing, will vote on By-Law changes at the annual meeting in January.
- 3) **Consolidated Legal Fund (CLF)-** Ron Thoreson explained a joint effort involving 48 Communities, 5 of which are ELS, to fight any company who is not keeping up with inefficiencies in each community. The cost to join the CLF is, \$3000 per organization. Handout can be viewed on our web page. After discussion President, Gary Nicolini, made a motion to accept and the vote passed- 5 yay, 1 nay, and Ron abstained due to conflict of interest being on both boards.

#### **E. Old Business**

- 1) Community fencing is being worked it is an ongoing issue.
- 2) Condition of pool and hot tub temperature is an ongoing issue and discussed with ELS. Julie is looking for a new pool company to service Pine Lakes more often.
- 3) Tree and stump removal is ongoing. Once completed they will come back with fill dirt.
- 4) Per Julie Flake, the guardhouse bathroom may be used by golfers.
- 5) Mission Statement for HOAIL, being reviewed.

#### **F. New Business Open to all HOA Members**

- 1) Residents were given a new three part carbonless complaint form, that will be in used to track the concerns and lack of services by ELS. The forms will be used by HOAIL, PLEHOA and Lake Fairways HOA, please check whether you are leased land or estate on the form. Please fill out the three part form and if a photo is necessary, please let Dari, at the front desk in the office know, and she can send the photo for you. Keep the pink copy for yourself, take the other two parts to the office (along with photo on your phone).
- 2) Paving of some streets will be done this year.
- 3) WIFI will be installed in public areas by Memorial Day.
- 4) Concerns about people walking into Pine Lakes from Sun Seekers, will be addressed with ELS.
- 5) Several hazards were noted, i.e. golfer walking into pond, metal pile near tennis and bocce courts.
- 6) Gary assigned board members cul-de-sacs to monitor and visit regularly. Residents help is needed to continue to monitor areas of inefficiencies by ELS.
- 7) Any resident concerns that were voiced at this meeting 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, if necessary.

**Motion was made to adjourn meeting at 8:15 p.m. seconded, and accepted.**

Submitted by,  
Ann Hartnett  
Secretary