

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
Linda Baker, Director
Leigh Ann Southard, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES MARCH 18, 2024 PINE LAKES COUNTRY CLUB BALLROOM @ 7:00 P.M.

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

Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Secretary- Ann Hartnett
Directors- Mike Gloss, Ron Thoreson, Linda Baker, Leigh Ann Southard
Absent- Treasurer- James Andrews

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, March 15, 2024

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 everyone to this meeting. There were no first-time attendees.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes for February 2024, minutes reviewed by board prior to meeting and no changes were needed. Minutes are posted online also.

James Andrews, Treasurer- did not read Treasurer's Report- absent, Balance- unknown at this time.

C. Committee Reports

- 1) **ARC-** Mike Gloss- shared information about an appreciation and training lunch the CERT team attended hosted by NFM Fire Dept.
- 2) **CERT-** Mike is putting together a Hurricane presentation the CERT members will share at upcoming Pancake Breakfast
- 3) **Membership-** James Andrews- absent, no report was given.
- 4) **Event Inspections-** Linda Baker- nothing to report.
- 5) **Ammenities-** Leigh Ann Southard reported that Bocce resurfacing has been approved and date will be given soon.
- 6) **Pool/Spa and outside kitchen-** Gary Nicolini – work was done on the hot tub, there was another leak found and repaired. The canopy was supposed to be installed by the end of March. Status will be followed up on this week for both items. Tiki huts will be repaired in off season and two additional huts will be added. Pool caulk will also be done in off season. Roof gutters were fixed but the contractor quit and did not clean the roof. New contractor is being sought.
- 7) **Building and Grounds-** HOA Board members will be passing out an introduction letter to their assigned cul-de-sacs in the next few weeks so residents know who they can contact for any follow up questions. Please let us know about any hazards or repairs needed by completing the three-part form. The form is available from Dari in the office, or from an HOA board member. Board members will receive reports from community from the office and follow up with ELS to make sure they are aware and working on repairs.
- 8) **FMO-** Ron Thoreson updated us on 2 Legislative changes that were put through by FMO this session. (see FMO online for details). French Property update, ELS provided FDOT with insufficient information on proposed roads. ELS

filed an amendment to Zoning issues. There will be a Design Review Panel meeting on April 2, 2024, at 6 p.m. at the NFM Community Center, all residents are encouraged to attend. FMO is also having a speaker come to our community on April 24, 2024, from 1-3, going over general FMO information. Everyone is welcome to attend.

- 9) **Golf Course-** Mike Hayes said the course is in great shape and is running smoothly. Continue to identify any problems or concerns.
- 10) **President-** Dispute letter was presented to ELS, initial meeting had to be rescheduled. We are meeting with all parties Wednesday, March 27th. The Pub hired; two new chefs, and new Assistant Manager, and Food and Beverage Manager, who did not work out and other never showed up to start. They are working on hiring new management still. They will be working towards opening 7 days a week.
- 11) **President-** asked for a 15-minute recess for all board members to leave room and interview two new candidates for the open Board position. The board met and a vote was taken. John Shepard was offered the board position, vacated by Raymond Walton.

D. Special Committees-

- 1) Resident Concern/Lack of Services Tracking- Ron Thoreson continues to use spreadsheet tracking concerns back to 2013, incorporating photos, when possible. A 90-day notice was presented to Kevin Karau, using the tracked concerns. This notice asks management to give us dates for the outstanding repairs within 90 days, or we will then discuss moving into litigation to get these repairs completed.
- 2) Each board member for 2024, is assigned several cul-de-sacs to be the point of contact for those residents. The board will continue to follow up with management for all work orders submitted, and will inspect their assigned roads and community public areas for any needed repairs. The list of board members assigned to cul-de-sacs will be posted on OurPineLakes webpage.

E. Old Business

- 1) Gary read a letter received by ELS to attempt to explain where all the money received from insurance to do repairs after hurricane IAN was spent. Letter did not identify any funds received from FEMA.
- 2) Board continues to meet with Kevin Karau at liaison meetings. The street signs have started to be installed. Kevin will be discussing projected repairs. All repair dates will be given when they are known.

F. New Business Open to all HOA Members

Motion was made to adjourn meeting at 8:20 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary