

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
Anna Marie Morrissey, Communications Director
Raymond Walton, Director
Philip Eberhardt, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES FEBRUARY 20, 2023 PINE LAKES COUNTRY CLUB BALL ROOM @ 7:00 P.M.

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

- 1) Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Treasurer- James Andrews, Secretary- Ann Hartnett, Directors- Mike Gloss, Anna Marie Morrissey, Ron Thoreson, Raymond Walton. Not present- Philip Eberhardt
- 2) Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, February 15, 2023 (attached)

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 introduced first time attendees.

B. Regular order of business; Officers Reports

- 1) President introduced new board and made statement requiring proper decorum from all attendees and board members. Discussed Liasson meetings with new manager Bryan Baskin, such as on-going issues with pool/hot tub, etc. Updates will be provided as they are received via email and social media to all members. Future meeting will be set up with PLEHOA to discuss issues concerning Pine Lakes, looking forward to both HOAs working together for the betterment of our community. Clarification was given from Waste Pro that any garbage larger than refrigerator size, should be called into Waste Pro, 239-337-0800, to arrange for special pickup.
- 2) Vice President, also present at Liasson meetings, stated that someone has been abusing Horticulture Drop area, unknown if it is contractors or residents. Do not bring debris to the horticulture site and report anyone seen doing such to management. Following hurricane Ian, some residents have been doing updates to their homes without proper approval, this must stop. You must complete ARC form and wait until approval is granted.
- 3) Reading of previous Meeting Minutes for November 2022, and December 2022, amended reference Article VI, Section 2 to Section 1. by Secretary- Motion to Accept, seconded and accepted.
- 4) Reading of Treasurer's Report by Treasurer- Motion to Accept, seconded and accepted. Balance \$56,854.24 (report attached)
- 5) President made a motion to accept Anna Marie Morrissey as Communication Director, motion accepted and seconded.

C. Committee Reports

- 1) **ARC-** Mike Gloss received six requests; process is he goes out to inspect and make suggestions, then he will submit to management. Management has 30 days to approve request.
- 2) **CERT-** Mike Gloss stated that last training was well attended and announced future training date, March 2, 2023. North Fort Myers Recreation Center from 10 a.m. to 3 p.m.
- 3) **Membership-** James Andrews reported there are 303 paid HOAII members in Pine Lakes.
- 4) **Event Inspections/Resident Concern Forms-** Ray Walton suggested \$200 deposit from all Clubs. Dari has Resident Concern Forms at office and will log them into system.

- 5) **Building and Grounds-** Phil Eberhardt not present, Gary Nicolini stated that a report would be made next month addressing walking paths, and building improvements.
- 6) **FMO-** Ron Thoreson provided Watchdog Report (attached) from recent FMO meeting with proposed Legislative changes. Can be found at: <https://www.flsenate.gov/Session/Bill/2023/751/BillText/Filed/PDF>. There is no update at this time on French Property.
- 7) **Communications-** Anna Marie Morrissey asked that residents submit questions for HOAII meetings no later than a week prior to meeting, so that board can attempt to obtain answers from ELS. 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.

D. Special Committees

- 1) **Resident Concern Form-** In January, committee was assigned to Ann Hartnett, Ron Thoreson, and resident, Alan Olson; creating form to be discussed next month.
- 2) **By-Law Review-** Mike Gloss stated there will be a Special Meeting at later date to review.
- 3) **Documentation to ELS-** Mike Hayes will create a spreadsheet to include all requests being made to management; dated and tracked for compliance. Please email Mike with all concerns that need to be forwarded to ELS. Email to: **hayesresources.tap@gmail.com**

E. Old Business

- 1) Community fencing is being worked it is an ongoing issue. Still sections down along golf paths and tennis courts.
- 2) Condition of pool/hot tub is having ongoing issues and discussed with ELS.
- 3) Street signs??
- 4) Resident stickers are being replaced. Resident must bring vehicle to management office in Lake Fairways, asap.
- 5) Horticulture pickup has resumed and dump station discussed.
- 6) Tree and stump removal is ongoing

F. New Business Open to all HOA Members

- 1) Resident concern over tennis court fencing and discussion of sharing with pickleball. Gary Nicolini stated that ELS has hired a Sports Management company to evaluate all sport courts.
- 2) Golf course bathroom concerns were discussed. These are in the budget for next year.
- 3) Pool closure and improper water temperature concern discussed. ELS has ordered new heater and should be installed this week.
- 4) Guards at front gate discussed and question asked about security cameras. Ray Walton gave update on camera status and discussions about ID requirement for visitors.
- 5) Sewage backup on Ravines, FGUA repaired and cleaned up in a timely manner.
- 6) Floor cleanup for ballroom inquiry.
- 7) Beautification Committee is waiting for approval from Bryan Baskin to place new fountain, and decorative pots in pool area.
- 8) Suggestion made to create Mission Statement for HOAII, by Wayne Carson.
- 9) Resident made suggestion to NOTE, Safety Concerns and document as such when requests made to ELS
- 10) As a courtesy to all, please stand when speaking.

Motion was made to adjourn meeting at 8:36 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary