

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBER MEETING MINUTES 2026
10200 Pine Lakes Blvd, North Fort Myers FL 33903
Monday, February 9, 2026 at 7:00PM

President Godek called the meeting to order at 7:05PM. President Bob Godek 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 96 votes for the two nominees to fill three open positions. 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 Godek asked Dede LaBelle to announce for Nominations from the Floor – Rick Hargrave was nominated from the floor and the nomination was accepted by Hargrave. Hargrave spoke about his background and his desire to serve the community as an PLEHOA board member.

Reading of the February 10, 2025, Annual Meeting Minutes was waived by vote. They had been posted on the official bulletin board for one year. Motion to approve by Saniti/Godek, approved.

Reading of the January 12, 2026, Board Minutes by Stanley, and draft had been posted on the official bulletin board. Motion to approve by Stanley/Colvin, approved.

Report of President Bob Godek:

- Godek reported that the 360s were completed and nine letters were sent to residents to address a variety of issues.
- No liaison meeting was held in January. The next liaison meeting will be held later this week and the topics discussed and ELS responses will be discussed at the March PLEHOA meeting. Bob said he is now heading the meeting since the resignation of the HOAII board president's resignation.

Annual Report of Treasurer Wendy Saniti:

Treasurer Saniti reviewed the PLEHOA Profit and Loss report for January – December 2025. The monthly reports were then read. These reports were posted on the bulletin board. Motion to approve by Colvin/Stanley, approved.

9:37 AM
02/09/26
Cash Basis

PLEHOA
Profit & Loss
January through December 2025

	<u>Jan - Dec 25</u>
Ordinary Income/Expense	
Income	
Homeowners' Services	1,139,143.21
Total Income	<u>1,139,143.21</u>
Gross Profit	1,139,143.21
Expense	
Bank Adjustment	48.41
Continuing Education	25.00
Dues and Subscriptions	-224.00
Licence fee	336.00
Meeting Expense	345.58
Postage and Delivery	42.55
Professional Fees	
Accounting	100.00
Legal	4,798.33
Total Professional Fees	4,898.33
Returned Item Chargeback Services & Amenities	2,210.14
	<u>1,085,566.44</u>
Total Expense	<u>1,093,248.43</u>
Net Ordinary Income	<u>45,894.78</u>
Net Income	<u><u>45,894.78</u></u>

DR

9:29 AM
02/09/26

PLEHOA Reconciliation Detail

Bank of America Business Advant, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						449,807.03
Cleared Transactions						
Checks and Payments - 10 items						
Check	01/05/2026		Bank of America	X	-2,210.14	-2,210.14
Check	01/08/2026		Bank of America	X	-2,210.14	-4,420.28
Check	01/08/2026	1416	robert Godek	X	-72.88	-4,493.16
Check	01/08/2026		Wendy Saniti	X	-44.46	-4,537.62
Check	01/09/2026	1417	Stinger Graphics	X	-307.71	-4,845.33
Check	01/09/2026		Wendy Saniti	X	-13.63	-4,858.96
Check	01/12/2026	1418	Henderson, Franklin...	X	-243.00	-5,101.96
Check	01/14/2026		Wendy Saniti	X	-46.20	-5,148.16
Check	01/23/2026			X	-1,000.00	-6,148.16
Check	01/30/2026	1421	ELS	X	-559,555.86	-565,704.02
Total Checks and Payments					-565,704.02	-565,704.02
Deposits and Credits - 18 items						
Deposit	01/02/2026			X	44,202.80	44,202.80
Deposit	01/05/2026			X	28,277.34	72,480.14
Deposit	01/06/2026			X	0.52	72,480.66
Deposit	01/06/2026			X	26,106.68	98,587.34
Deposit	01/07/2026			X	19,062.30	117,649.64
Deposit	01/09/2026		Bank of America	X	40.00	117,689.64
Deposit	01/09/2026			X	11,050.70	128,740.34
Deposit	01/12/2026			X	8,426.08	137,166.42
Deposit	01/13/2026			X	15,470.98	152,637.40
Deposit	01/14/2026			X	0.08	152,637.48
Deposit	01/14/2026			X	17,266.56	169,904.04
Deposit	01/15/2026			X	13,260.84	183,164.88
Deposit	01/16/2026			X	13,260.84	196,425.72
Deposit	01/21/2026			X	6,334.78	202,760.50
Deposit	01/23/2026			X	9,845.42	212,605.92
Deposit	01/27/2026			X	4,420.28	217,026.20
Deposit	01/29/2026			X	436.50	217,462.70
Deposit	01/30/2026			X	1,795.66	219,258.36
Total Deposits and Credits					219,258.36	219,258.36
Total Cleared Transactions					-346,445.66	-346,445.66
Cleared Balance					-346,445.66	103,361.37
Register Balance as of 01/31/2026					-346,445.66	103,361.37
Ending Balance					-346,445.66	103,361.37

Secretary Annual Report - 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.

The e-mail project group expects to reconvene before the next HOA meeting. Progress has been slowed by technical issues, which the group hopes to resolve prior to next year's annual meeting so that notices can be delivered via email rather than by printed materials.

Report of Architectural Review Committee – Brad Colvin

For the beginning of 2026 there have been nine requests for review and all were approved.

New Business: Election of Board Directors

Cindy Ahrens is retiring. This year there are three open positions on the Board, and there are currently only two candidates – Bob Godek and Wendy Saniti; therefore, Dede LaBelle appointed Godek and Saniti to the Board by acclamation. The third position was filled by Rick Hargrave, who was nominated from the floor, accepted by Hargrave, and unanimously approved by the Board.

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

The Annual Member Meeting was adjourned by Bob Godek 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 2026 officers are:

President: Bob Godek

Vice President: Rick Hargrave

Treasurer: Wendy Saniti

Secretary: Pat Stanley

Architectural Review Committee: Bob Godek will be the contact.

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