

MAY 12, 2022 LIAISON MEETING MINUTES

Attendees:

HOAII: Bob Konetzny, Mike Gloss, Bruce Wrede, Ron Thoreson

PLE HOA: Dick Loubier, Wendy Saniti, Cindy Ahrens/Recorder

ELS: Jason Myers (General Manager) and Crissy Betancourt (new Manager Assistant)

1. Status of wall and door in the men's bathroom by the pool?
 - Jason: Still working on getting one ordered. Will let you know once we have an ETA. Plumber & contractor have been contacted.
2. Status of the ceiling tiles and walls in the kitchen storage area and the records retention room by the Concierge office?
 - Jason: So far not scheduled with vendor. Waiting for them to come and get started on the remediation. No ETA as of now.
 - Jason: What can we do with the personal items in the radio room? Need to be removed before work can start. What is the plan for this room long term?
 - Bob Konetzny will see that all items are removed from the room; Cindy Ahrens will review any PLE HOA materials or PLCC historical items to be saved (e.g. Whispering Pines, photos, etc.).
 - Bob Konetzny stated that the goal for the space was storage for both HOAs. Table in the room is not needed.
 - Jason: In the Kitchen storage area - awaiting future rains to locate leaks.
- 3) Status of hiring a Compliance manager for 360 inspections and follow up?
 - Jason: Still pending- We have many new hires starting this month and would like to schedule with the Estate side a time to go over what 360's look like for them. Violations and notices have already been going out for major violations, those conversations will stay in-house with ELS. Concern/comment forms are electronically filed and procedures have been followed with notices to residents. However, discussing the status will stay in-house with ELS.
 - Jason: There may be some changes to the 360 process, especially for the Estates – Jason will discuss with Dick Loubier.
 - Jason: staff is working to clean up “hot spots” as priority. He is collecting names of volunteers to establish a group of volunteers to help with resident clean up issues.
 - Bob Konetzny will submit an article for the summer Whispering Pines for the volunteer needs.
 - Cindy Ahrens will send the WP deadlines list to Jason for his info.
- 4) Status of the hot tub?
 - Jason: Contractor currently working on the repairs this week and will be ongoing till its finished. ETA of end of month for completion. Target date is June 1.
- 5) Status of the repair of the awning in the pool area?
 - Jason: No vendor scheduled as of yet.
- 6) What will the new pub hours be...going forward?
 - Jason: 7 days a week started this week for the Pub. New hours are: Mon-Sat 11am to 8pm Sunday 8am to 2pm. This is the schedule through the slow season, and until additional staff is hired. He has already hired several new staff for the Pub.
 - Bob Konetzny: Discussion included opening the Pub at 10:00 am to accommodate the golfers. Jason said he would consider this after all the hiring has been completed.

- 7) Status of the small number signs to the entrance of each cul-de-sac?
- Jason: I have attached what I would approve for this project. The previous project was approved, however, in my opinion would not be a long-term solution and would need to be replaced in the short term. Original project approval was \$4k and the new project options are 10x that. So, we are looking at viable options and will let you know when we find a compromise.
 - Jason: may be a budget item for 2023; he shared some examples of possible future project.
- 8) Status of the 50 new chairs for the Ballroom?
- Jason: On order with a lead time of 3-4 months. End of July or August earliest ETA.
 - Bob Konetzny: Ten chairs have been purchased; the remaining 40 chairs will be delivered by the end of August.
- 9) Status of Wi-Fi in the Clubhouse?
- Jason: Still no real movement from Xfinity. I will stay on this till we get some real results.
- 10) Status of Resident Concern forms which were submitted?
- Jason: Open for discussion.
 - Bob Konetzny noted that majority of the forms are regarding flooding. Is there any way to address the specific issue of flooding?
 - Jason: There is a flooding issue at one of the leased properties – owner needs to contact Jason.
 - Bob Konetzny asked that in the next ELS calendar could Jason report that staff is working on all the submitted concern forms regarding the recent flooding issues.
- 11) Status of repair/replacement of the faucet and the dishwasher in the kitchen?
- Jason: Long story short, will be fixed in the next 2 weeks.
- 12) Status of road repaving...which cul-de-sacs and timing?
- Jason: Will be starting paving in June, already working on Curb replacement at Lake Fairways. Planned Pine Lakes area is the Driving range entrance/parking lot and the following cul d sacs: 41-42-43-44-45-46.
 - Dick Loubier asked about the Estate properties for paving per the agreement with ELS/MHC.
 - Cindy Ahrens will send a copy of the agreement to Jason for his information (also available on the PLE HOA web page).
- 13) Status of repair/replacement of fans in the pool area?
- Jason: Electrician has confirmed it's the fans and has ordered replacements. Planned for installation before June 1st.
- 14) Status of audit on cameras at the guard house?
- Jason: Has completed audit. Vendor has yet to send me any estimates on getting them to the next stage. Camera equipment is all very out-dated and not linked as one system.
- 15) Status and timing of cleaning the ballroom floor?
- In house team will be completing the cleaning this month into June.
 - Bruce Wrede asked if the skirting around the stage could also be cleaned, Jason will look into the cleaning.
- 16) Status of replacement of outdated AED pads? Last checked 4/22/22 by Mike Gloss.
- Jason: Mike knows as much as I know.
 - Bob Konetzny: Jason is looking for an alternative vendor for the pads.

17) Status of replacement of first aid items in the box at the pool?

- Jason: Still no answer from a vendor switch-out, have been ordering standard supplies to refill. We however have noticed they seem to be missing within a day or two. Not sure about that. Hope that vendor will add to route for re-filling the supplies as needed. He plans to establish a staff member as the first aid coordinator.

18) With the rainy season here, all of the storm drains must be cleaned out to prevent resident housing flooding...refer to Ann Robjohn's Resident Concern form.

- Jason: We have manually cleaned several of the worst out and are working on a list through-out this month. The vendor is booked solid as we can imagine. However, when we get them on our schedule they will be out. ETA unknown for vendor clean outs. Till then in-house has been handling the worst of them. To refer to Ann's water situation I have 2 estimates on file to address her flooding. Work should begin in the next 30 days. Jason will follow up.

19) Discussion concerning new procedure for golfers entering Heritage Landing. Can we establish a similar procedure here in Pine Lakes/Lake Fairways?

- Jason: I like this and will speak with the Manager at The Heritage and Buccaneer and see how it works for them. Once we know if this maybe 60 days, we can discuss our policy.

20) Status of work order to move plaques in CH hall to create space for bulletin boards?

- Request was from Bob Konetzny. Jason will see what can be moved.

21) Hole in fence separating Sun Seekers from Pine Lakes.

- Submitted by Bob Konetzny – he will show Jason where the hole is in the fencing.

Issues from Wendy Saniti:

1) Street sign change for Broken Woods (2 words with "s") – Jason will address.

2) Tree trimming for RV's ease of access – Jason reported that the 14 ft. of trees around roads has been done or is in process.

3) Size and weight of dogs in the community.

4) Metal roofs issue discussed with ELS? Jason suggested proposals from the HOAs, announcement to membership for suggestions.

Notes From Jason,

- I would like to propose a Neighbor Helping Neighbor group. Looking to start a volunteer group that can help those residents unable to afford or physically unable to perform standard clean ups. Such as power washing, flower bed clean-up, roof cleaning, painting, etc...
- Neighborhood watch programs. Need to know who supports them and what are our concerns.
- Speeding in the park and signs going up about protecting our wildlife. Posting 10 signs soon throughout in hopes of increasing basic awareness.

Special thanks go to:

Ron Thoreson for helping me with the electrical issues out front.

Mike Gloss for doing so well with the Food Trucks

Gary Nicolini for keeping me in the know with resident concerns/comments.