

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
John Shepherd, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES APRIL 15, 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, Secretary- Ann Hartnett, Treasurer- James Andrews
Directors- Mike Gloss, Ron Thoreson, Leigh Ann Southard, John Shepherd
Absent- Vice President- Mike Hayes, Linda Baker

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, April 12, 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 two first-time attendees.

B. Regular order of business; Officers Reports

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

James Andrews, Treasurer- read monthly report, Balance- \$47,712.32, at this time.

C. Committee Reports

- 1) **ARC-** Mike Gloss- shared information about approval process.
- 2) **CERT-** There will be a Hurricane Preparedness Seminar at Horizon Village on May 16th, from 11-1, and is open to the public. CERT Basic class will be held for new recruits at Herons Glen on November 4-8th. Mike is putting together a Safety Seminar for the residents of Pine Lakes to be held at Pancake Breakfast, February 4, 2025.
- 3) **Membership-** James Andrews- reported 215 members at this time.
- 4) **Event Inspections-** Linda Baker was absent. Gary explained that the board is looking for volunteers to help check the facility out after events held in the Clubhouse. Please contact Gary or Linda if interested.
- 5) **Ammenities-** Leigh Ann Southard reported that Bocce resurfacing has been approved and date will be given when known. All work is supposed to take place during the off season.
- 6) **Pool/Spa-** Ann Hartnett gave an update on fence repair and items to be repaired in the off season. Work will be done in off season. The canopy is made and waiting for install with contractor. Tiki huts will be repaired in off season and two additional huts will be added. Pool caulk will also be done in off season. New contractor is providing estimates this week for roof cleaning. See Laison meeting minutes online for more details.
- 7) **Building and Grounds-** HOA Board members will be passing out an introduction letter to their assigned cul-de-sacs 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.

- 8) **FMO-** Ron Thoreson thanked all residents who attended the meeting on April 2, 2024, at the NFM Community Center. ELS will be using entrance at French Property for emergency vehicles only. 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 was absent. Please continue to identify any problems or concerns.
- 10) **President-** ELS meeting with all parties Wednesday, March 27th, went as expected, with no resolution. The next step will be sending out letter to residents with more information. We now need to decide if we should proceed. As of May 1st, Kevin said the office will no longer accept checks. The Pub hired a Food and Beverage Manager, and is interviewing to get a new chef and another server. They will be working towards opening 7 days a week, when fully staffed.

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. Management is working to complete all repairs identified.
- 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, under Homeowners, then HOAII.

E. Old Business

- 1) 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.
- 2) Board members will receive reports filled out by residents from the office and follow up with ELS to make sure they are aware and working on repairs. Cul-de-sac list for board members will be posted online.

F. New Business Open to all HOA Members

- 1) Kevin spoke in detail about the hot tub during the meet and greet. Due to various underground plumbing leaks the repair is now a complete re-do of all pipes. Repair expected to take 45-60 days. He also mentioned about doing a study for new lighting for the community.
- 2) Upgrade and repair to all electrical writeups is being bundled with contractor. They will be inspecting all issues this week and providing estimate for work.
- 3) Questions about tie down program were asked. Gary will be the point of contact with FGCU. They will contact him when they are ready to come to our community. There will be no cost to residents and all are welcome to participate.
- 4) The new home installed on Diamond Hill by ELS will have a garage and will be on the same prospectus as past resident.
- 5) Joshua Tree contract was resigned for 2 years and they have begun on the tree removal list and stump removals. If holes are not filled properly, please report that to the office.

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

Submitted by,
Ann Hartnett
Secretary