

Pine Lakes Homeowners Assoc. II, Inc.

Heino Puidak, President
Dennis Miner, Vice President
Leigh Ann Southard, Treasurer

Ron Thoreson, Director
Heather Vetter, Secretary

HOA II BOARD OF DIRECTORS AND MEMBERSHIP MEETING MINUTES April 20, 2026 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

1. Call Meeting to Order at 7:02pm, followed by the Pledge of Allegiance & a moment of silence.

2. Roll call of Directors: President - Heino Puidak, Vice President - Denny Miner, Secretary- Heather Vetter, Treasurer - Leigh Ann Southard, Director- Ron Thoreson

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Jan 7, 2026.

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirements of Florida Statute 723 and the By-Laws of the HOAII.

Presidents welcome statement.

No first-time attendees.

A. Regular order of business

Heather Vetter: Secretary

- Does the membership want Minutes from previous meetings read? Decision: No.
- Minutes from previous meeting were posted on bulletin board March 21 and online.

Reading of Previous Annual Minutes Accept: Motion to dispense with the reading:

Motion: Ron Thoreson Second: Leigh Ann Southard

Leigh Ann Southard: Treasurer

- Financial report: February Report – Heino

Questions at February Meeting on Deposits. Reviewed and need to approve.

Motion to accept: Denny Miner, Second: Ron Thoreson.

March Financial Report – Leigh Ann

Motion to accept: Heather Vetter, Second: Denny Miner.

B. Committee Reports

1. **Membership – Denny:** We have 219 paid memberships as of tonight, out of 586 leased land homes.
2. **FMO – Ron:** Special Session for statute impacting 723; If signed by governor and passed it will go into effect July 1, 2026. If not signed, but not opposed, it will go into effect July 16, 2026.
3. **French Property-** Ron: Thank you to everyone who attended the public meeting at the NFM Rec. Center regarding the new development. The Plans of Action committee has been developed by both HOA's (Estates & Leased Land) and residents alike to represent the community in a potential injunction to stop or delay development of "Pine Lakes II" (expansion). Attorney Jeremy Anderson is working on our behalf.
4. **Recent Legal Activity – Heino and Ron-** Discussion around the questions and issues of the roads, protected species, amenities and maintenance of the "French" property. Legal fees will be split between the two HOA's by households (Estates 1/3, Leased 2/3).

C. Old Business

- Liability Insurance for HOAII and PLEHOA - Heino

Insurance renewed effective to 02-27-27.

Check for 1/3 of cost received from PLEHOA 3-20-26.

- 2025 Tax Return – Heino

All documents submitted to accountant April 13.

- Audit of bank accounts

Completed for 2025 by Heino April 12, 2026. Next year's review will be done by a non-signatory member of the board in conjunction with a resident member.

- By-laws review committee – Heino will be scanning in bylaws and would like a committee of members to review and propose any necessary changes. Amendments have been made, but there is no record to be found.

D. Liaison Meeting / Attention Request Form Activity

* Light in pool out of socket.

4-3-26 – Heino observed at pool. ARF submitted. Pic sent to Sandy.

4-8-26 – Vendor will fix, per Sandy 4-8-26.

4-17-26 – Heino confirmed - DONE

* ELS owned property at 41-M is a major eyesore. Needs power washed and gutters clean.

3-30-26 – Resident submitted ARF.

4-3-26 – Heino turned in Attention Request Form and sent pics to Sandy.

4-4-26 update from Sandy – House is on demolish list. Waiting for approval.

- * Landscaping needs clean up on outside of Circle Pine, French property line to Grand Cypress.
 - 3-15-26 – Resident sent Heino pictures of what they look at daily.
 - 3-16-26 – Heino confirmed.
 - 4-3-26 – Heino took more pics. Submitted ARF and sent pics to Sandy.
 - 4-8-26 – Vendor will investigate, per Sandy 4-8-26.

- * Door frame on exit door from Craft Room at Clubhouse is rotted – will not close.
 - 3-19-26 – Resident submitted Attention Request Form. Heino confirmed.
 - 4-8-26 – Vendor has looked at it. It is on the list for repairs, per Sandy 4-8-26.

- * No electricity at the tennis court; need for ball machine.
 - 3-25-26 – Tennis Assoc President submitted Attention Request Form.
 - 4-8-26 – Per Sandy, Purchase Order APPROVED – vendor to repair.

- * Fans under green awning at pool do not work.
 - 3-24-26 – Resident submitted Attention Request Form.
 - 4-3-26 – Heino confirmed 2 of the 3 do not work.
 - 4-8-26 – Per Sandy, work order has been entered.

- * Loose stainless handicapped safety rail at east end of bocce courts.
 - 2-11-26 – Attention Request Form submitted by resident.
 - 2-19-26 - 2nd Attention Request Form submitted by resident.
 - 3-6-26 - Heino confirmed, rail is still loose.
 - 3-12-26 update - Sandy: Work order submitted
 - 4-8-26 – Per Sandy, work order submitted, she will follow up 4-8-26.

- * Any update from Corporate or the engineers about the flooding on Grand Cypress, cul-de-sac 32?
 - 9-11-25 - The engineers have looked at the areas along with lake levels and drainage. First step is scoping the drains that are handling that drainage service. If there is a blockage, it will be resolved. That is under P.O. request now.
 - 10-9-25 – Sandy’s response - I expect an estimate by the end of the week. Asset Management will review and if agreed upon, it will move up through the approval funnel and hopefully go to contract.
 - 12-11-25 – Sandy’s response - Asset Mgt has submitted a proposal to their leadership – cap X 26. It has not yet been approved.
 - 3-12-26 update - Sandy: This is an extensive project which has not yet been approved.
 - 4-8-26 update – No change in status.

- * Any updates on the clubhouse downspouts and gutter repairs outside craft room?
 - 11-13-25 – Sandy’s response - Pending Contract Administrator
 - 3-12-26 update from Sandy - Everything was done except the area by the ceramics. Have contacted the vendor to return and address.
 - 4-8-26 – Per Sandy, bids are in hand from roofing vendor to repair.

- * Tree, weeds and brush trimming in RV storage lot
 - 2-12-26 update. Joshua Tree is handling this, in process. Limited to work because of RVs in the lot.

2-16-26 Membership mtg update – owners willing to move RVs to allow work. Heino to talk to Sandy.

2-26-26 update. Heino checked the lot for trees by RVs. Not an issue. Email sent to Sandy.

2-27-26. No more trimming to be done, but clean-up to be done after snowbirds leave.

3-12-26 update per Sandy: Will go in after more vehicles are gone and get rid of the old debris left behind.

4-8-26 – Per Sandy, will likely take place in May, it's on the project list.

* Updates to Pub

Per 2-12-26 mtg, assume rough-in Electrical and plumbing inspection passed. Waiting on custom built walk-in cooler and staffing. Sandy estimates maybe end of March – we think April if lucky.

3-12-26 update per Sandy: Likely mid-April. ELS is posting jobs, preparing schedules and will have at least 2 weeks of training to do once the contractors are out. The walk-in cooler was installed 3-12.

4-8-26 update per Sandy - 2-3 weeks of work then reinstall all kit equipment and furniture – INSPECTION, staffing will drive opening date. Vendors working daily- accepting applications and trying to conduct interviews- many no shows.

* Replacing boards on bridge

May 2023. On Liaison Issues List.

2-12-26 update. ELS has not approved any repairs. Some quotes were done.

3-12-26 update – No change in status.

4-8-26 update per Sandy – no approvals to date.

* Painting of speed bumps

2-12-26 update. Sandy thought they were all done. Heino sent list 2-16-26.

2-17-26 update. Work to be done after season, late April.

3-12-26 update – No change in status.

4-8-26 update per Sandy - late April/May- on the projects list

* Tree and stump removal

Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.

3-12-26 update per Sandy: Needs the list from Heino.

4-2-26 – List delivered to Sandy's office.

4-8-26 update per Sandy -Arborist assisting with review and prioritization, pricing and budget planning. I don't see it being completed in this budget year.

* Re-covering pool tables

Per 2-12-26 mtg, waiting on quotes.

3-2-26 update. Quotes received. \$1,890 to recover both tables.

3-12-26 update per Sandy – Will submit for 2027 capital expense budget.

Per Heino, pool players say that quote is high, would like to get additional quotes. Sandy said OK.

3-30-26 – Heino sent Sandy email asking which vendors already quoted.

4-6-26 update per Sandy – Only one quote received – Heino has a copy.

4-16-26 – Heino sent email to Al Solvang to discuss.

- * 19745 Frenchman's Ct. (28K) – two different colors of siding as well as missing siding.
Per 2-12-26 mtg. This will receive a 360 review and be addressed accordingly.
3-12-26 update per Sandy: The resident is planning to repaint the mismatched the same color as the front- yellow.
4-6-26 update per Sandy – no further update.
- * Tennis courts missing some fence rails and crack in court
2-16-26 update. Not a priority for ELS. No work planned per Sandy.
3-12-26 update per Sandy: Will be submitting a project request for the rails for the 2027 Cap-X budget.
4-6-26 update per Sandy – no further update.
- * Sunshade for bocce courts
2-12-26, ELS not interested, it is not a priority. Bob will talk to Men's Club about getting this done. ELS OK but wants to be informed.
2-16-26 update. Brought up at Membership Mtg. Ron will talk to Bocce League. They have funds and parts.
3-12-26 update per Sandy: Will quote on Cap-X '27 budget.
4-6-26 update per Sandy – no further update.
4-19-26 – Heino talked to Bill Skinner. Bocce group will take over.
- * Sunshade for shuffleboard courts
3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X '27.
3-30-26 – Heino sent email to Sandy to go ahead with project based on resident responses.
4-6-26 update per Sandy – no further update.
- * Water leaking from ceiling into the theater and veterans' closets in storeroom behind clubhouse stage.
3-10-26 – ARF submitted by Theater chairperson.
3-11-26 – Heino checked it out. Legit problem.
3-12-26 – Ron said it's an A/C drain that appears to be the problem. Sandy will investigate.
4-6-26 update per Sandy – pending vendor estimate.
4-8-26 – Theater group submitted another ARF – water still leaking into closet.
- * Carpeting in clubhouse Activity Room needs to be cleaned or replaced.
3-12-26 – Presented by Bob Godek.
3-12-26 – Sandy states she will have it cleaned after this season.
4-6-26 update per Sandy – will likely be cleaned in June.
- * Pool concrete cracked where caution tape is now. Someone has fallen here.
3-11-26 – Heino observed and added to this list.
3-12-26 – Sandy said repair has not yet been approved by ELS.
4-6-26 update per Sandy – pending contract approval.
- * Pool signs for saving chairs and moving furniture has been removed from gate.
3-11-26 – Heino took photo of signs on one gate.
3-12-26 – Heino found signs removed.
3-13-26 – Heino sent email to Sandy for answers. Can we order signs for each gate?
3-13-26 – New signs are coming per Sandy.
4-6-26 update per Sandy – no further update.

* New or more chairs in pool area.

3-10-26 – Email from Sandy - Will be submitting a capx project for replacing poor condition and adding additional new chairs in 2027.

3-13-26 – Heino, Sandy and Pool Committee met. Sandy open to clubs buying more chairs. Ahe is open to putting in 2027 capital budget for more chairs. Question arose – how many chairs can we have?

3-16-26 – Heino sent email to Sandy. Let us know cost for more chairs. Clubs may fund.

4-6-26 – Sandy sent email with total # seats allowed. Waiting for quote for replacements from Suncoast Furniture.

4-7-26 – Received quote from Sandy for new pool furniture. 36 – 18” high, stacking chaise loungers, 13 stacking chairs, 42, 42” round tables – About \$47,000 - \$52,000.

4-16-26 – Heino sent email to Sandy, quantities appear to be wrong.

4-16-26 – Heino sent quote to Sherry on Pool Committee if they want to fund some.

* Ladies restroom by pool runs out of TP and towels on Sundays. Kitchen area, no towels.

3-16-26 – Resident complaint at HOAII meeting.

3-20-26 – Heino sent email to Sandy.

3-20-26 – Sandy response. Extras get stolen. Housekeeping will check stock on Fridays.

3-22-26 Sunday– Heino checked pool area at 3:30 pm. No paper towels in pool kitchen area. Both paper towel dispensers are empty in ladies restroom. One bathroom stall had ½ roll T.P. left, other stall had 1.5 rolls of TP.

3-23-26 Monday – 11:00 am. All dispensers were filled.

3-27-26 – Heino talked to Sandy – HOAII has a stock of TP and towels to refill on Sundays.

Sandy will look at a better solution.

4-3-26 – Heino thought there were additional TP dispensers added to Ladies Room at the pool.

4-6-26 update per Sandy - will add that idea to the list for next season.

4-20-26 – Heino and Dari confirmed extra TP dispensers added in stalls. Need to address more paper towel dispensers in fall. Will time activate at October Liaison Meeting.

* Streetlight (black) not working on PL Blvd, by Court 3.

3-30-26 – Heino submitted ARF.

4-6-26 update per Sandy – no update.

* Electrical contractor work – Kirkwood Lighting - lighting and outside outlets near landscaping

Per 2-12-26 mtg, almost done with lighting work. Sandy thinks all outlet issues are resolved. Ron does not. Gloss says there are still issues per Gary and Becky 2-13.

2-13-26 update. Ron provided ELS with documentation on how to resolve the problems.

3-12-26 update per Sandy: Ron’s info has been shared with vendor, and we will address what else is needed down the road. We have other priorities right now.

4-6-26 update per Sandy – work in progress.

Completed Items – Need to Inform Membership

* Ice machine by pool not making ice.

3-11-26, ARF submitted by resident.

3-12-26, Heino talked to Dari. Repair person is coming in a couple days.

3-22-23 – Heino checked machine. There is ice, not full, but there is ice. Assume heavy use.

3-27-26 – Heino checked – ice bin is full. Must be fixed.

4-12-26 – Heino checked many times. Machine is now working.

* Gate latch (gate by Pine Lakes Blvd) on tennis court #1 is broken.

3-4-26 – Attention Request Form submitted by resident.

3-6-26 – Heino confirmed. Currently using a bungee cord.

3-12-26 update - Sandy: Work order submitted.

3-21-26 – Heino saw new latch installed. DONE

* Cart parking area near horseshoe pits needs filling.

2-12-26 update. A work order has been generated per Sandy. It's still pending.

3-12-26 update – No change in status.

3-23-26 – Heino saw work has been completed. DONE

* A/C in clubhouse Activity Room is not good.

3-12-26 – Presented by Bob Godek.

3-12-26 – Sandy says work order to replace thermostat has been created.

4-6-26 update per Sandy – Repairs completed. DONE

* Palm trees and bushes block view at Circle Pine and Gator Creek.

3-5-26 – ARF submitted by resident.

3-11-26 – Heino checked it out. Visibility is low; go slow.

3-13-26 – Sandy says ELS will cut them back a bit.

4-10-26 – Cut back started, finished 4-13-26. DONE

*Food trucks

Per 2-12-26 mtg, now ELS is not interested in doing this, but took it away from Mike Gloss. Gloss willing to share knowledge with a new person.

2-13-26 - Sandy sent us a list of Food Trucks to share with anyone that wants to do this.

2-24-26 - Heino posted on Facebook if anyone is interested in organizing.

3-2-26 - Nicolini FB posted looking for help to do food trucks. HOA is out of this activity.

Early March – Nicolini told Heino he has a team and will start bringing in food trucks.

4-15-26 update – Gary and team are on it. 2 trucks in already.

Tabled / No Further Action At This Time Items – Need to Inform Membership at Monthly Meeting

* Too many leaves and landscape debris in horseshoe pit area. Needs clean-up.

2-23-26 – Attention Request Form submitted by resident.

approx. 2-24-26 - 2nd Attention Request Form submitted by resident.

3-6-26 – Heino confirmed. It's terrible!

3-12-26 update - Sandy: looking to purchase a leave vac. Maintenance will clean the Horseshoe areas after they clean out the pool decks.

3-26-26 – Heino talked to Konetzny re: leaves. No need to do this until November. We will time activate this at October Liaison Meeting.

New Items Added After Agenda Posting - Need to Inform Membership at Monthly Meeting

* Water fountain replacement near tennis courts.

10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.

4-17-26 – resident complaint received, what is replacement status? Heino responded, will add to list.

4-18-26 – Attention Request Form submitted by Heino.

* Siding and large branches in lake behind 63-J.

3-27-26 – Resident submitted ARF.

4-19-26 – Heino verified. Probably siding, not far from shore.

E. New Business - Open to all HOA Members

- Reminder to use Attention Request Forms – Heino
- Speakers at Membership Meetings announce name, lot # and if they are HOA members. Need to discuss and vote on this; Not required per membership vote.
- Denny - message from Jeff Czerwinski regarding a class action lawsuit filed by a law firm in Chicago about price fixing on lot rents by property owners. Suit filed September 2023. Judge dismissed the case in Dec 2025, could not prove a price fixing agreement. This case was dismissed without prejudice, so it can be tried again.
- Meeting between Tennis, Pickleball, Sandy and HOA reps to get more P-ball time. Met with Sandy 3-27-26. Agreement reached - pickleball to have more court time to 3-27 then scheduled will be reviewed.

* Need help with Welcome Committee. Bev Thoreson will train you. Let her or Heino know if you are interested.

CERT NEWS – Mike Gloss

- Read the CERT article in April's Whispering Pines.

Resident Questions/Concerns:

- If we get the opportunity to negotiate with ELS, what are we negotiating? We aren't opposed to the new development, but want them to be a separate community due to roads, amenities, deterioration of PLCC equipment, etc. If they add 300+ new homes, the residents should be compensated in some way- improvements to existing facilities as an example.
- Can we request legal funds from the FMO? Ron says no b/c this lawsuit only impacts PLCC and not a broad range of 723 communities.
- The trees/bushes behind hole #17 need trimmed. ARF submitted numerous times. HOA doesn't have discretion over the golf course, but Heino will follow up.
- RV & Boat lot needs repaved and weeds removed. This is on the list for management.

- Armadillos are out of control. Holes need filled in before someone gets hurt. ARF to be submitted.
- Some residents received a letter regarding the Zemel Road Dump. Has the HOA heard anything more about an incinerator or plans? No, nothing new.
- Why isn't ELS maintaining the land they intend to develop? It's overgrown and rodent infested. They aren't maintaining it or our community.
- Speeding is an ongoing concern. What can be done? Stop signs, speed bumps, etc. have all been discussed and dismissed by ELS. It's not just here, it's communities all over.
- What is included in our Pass-On fees? We have asked for a breakdown of this for years but cannot get a straight answer. We need to know what portion we are paying b/c the revenue generating amenities (Pub, golf course, RV lot) should not be passed on to residents. We are reviewing the plat maps and legal descriptions to see if that sheds any light.

Motion to adjourn: Denny Miner, Second: Leigh Ann Southard.

Meeting Adjourned at 8:13pm.

Submitted by Heather Vetter, HOAII Secretary