

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 October 19, 2026 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

1. Call Meeting to Order – 7p.m., followed by Pledge of Allegiance & a moment of silence

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

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

No first-time attendees.

A. Regular order of business

Heather Vetter: Secretary

- Minutes from previous meeting were posted on bulletin board September 29, 2026, and online.
- Does the membership want Minutes from previous meetings read? Decision: No

Motion to dispense with the reading:

Motion: Leigh Ann Southard, Second: Ron Thoreson Vote: Not Read

Leigh Ann Southard: Treasurer

September Financial Report – Leigh Ann

Starting Balance: Op Fund: \$6,290.04, Legal: \$2,542.89, CD: \$36,481.56, Total: \$45,314.49

Motion to accept: Heather Vetter, Second: Ron Thoreson Vote: Accepted

B. Committee Reports

1. **Membership – Denny:** HOAII will be starting a membership drive in November. Please tell your neighbors to join the PLHOAII for \$25 per year. We currently have 227 members out of 584 homes.
2. **FMO – Ron-** Encourages everyone to join to support the work they do to protect manufactured homeowners locally and with proposed legislature. Dues have been reduced.
3. **French Property-** Ron- No update.
4. **Recent Legal Activity – Ron-** No update.

C. Old Business

- Stop The Stink Committee – Residents, please call the Stop the Stink Line or go online. Information has been posted on Facebook. Call: 239-344-5600, Press “8”. It’s an automated hotline.

D. Liaison Meeting / Attention Request Form Activity

NEW ITEM 10-12-26

* Trees overhanging Circle Pine & Lake Loop, especially near RV lot, need trimming. Hitting boats/RV’s.

At 10-8-26 meeting – Tara said this project is now considered DONE.

10-12-26 – Resident with boat filled out new ARF – trees overhanging road by RV lot have not been trimmed.

* What is/are the plans for the empty lot, surrounded by a fence, with a paved base, located next to the RV lot?

10-8-26 – Request by Thoreson at Liaison Meeting. Does ELS have a plan for this lot?

* Need to check if there is a mistake with the arrows painted on the pavement as you exit Pine Lakes?

10-8-26 – Brought up at meeting. Heino to check.

10-13-26 – Heino checked. No idea where the problem is. Need more info.

* Bocce court area in need of maintenance. Handicap railings are loose.

10-1-26 – Estimated date Attention Request Form submitted by resident.

10-9-26 – Tara will have Bob order new railings.

10-19: This has been completed.

* Bocce court area in need of maintenance. Bushes along sidewalk need to be trimmed, weeds in the beds.

10-1-26 – Estimated date Attention Request Form submitted by resident.

10-8-26 update – Maintenance Bob will talk to Joshua Tree to do the trimming.

10-19: This work has started.

* Big lanterns, spotlights and street lanterns on front PL entrance are on 24/7 for 3 weeks now.

9-14-26 – Reported to Heino by gate guard. Used to be on timers.

10-9-26 – Tara will contact Kirkwood Electric about this.

10-19: Lights were off for a day or two but are back on in the daytime.

- * Dead palm fronds need a trim on common grounds and golf course prior to storm season.
 8-4-26 – Resident submitted ARF. This has been done every year prior to hurricane season.
 10-8-26 update – Per Tara, this is not part of regular Joshua Tree contract. Needs new work order. Tara will investigate it.
- * Can the Men's Room at the Pub be updated?
 9-5-26 – Requested by Bob Godek.
 10-8-26 update – Rick Hargrave showed pictures of the terrible condition of the Men's Room. Tara will investigate this.
- * PL Pool Closing for renovation
 8-28-26 – Received notice of pool closing on 9-11-26 for 10-12 weeks from Tara.
 10-13-26 – Heino talked to Tara and posted on Facebook. Still in completion timeframe.
- * Wi-fi at Pine Lakes clubhouse and Pub.
 8-27-26 - Requested by residents on Facebook.
 10-8-26 update – ELS has concerns about free open wi-fi. Ron talked about limited access wi-fi that Men's Club uses, tapping off ELS clubhouse internet, providing music at the pool and post info on display TVs at the clubhouse. Wireless wi-fi has been broadcast over to the Pub for info display TVs, but that TV is down now. That TV needs to be reinstalled. Ron would like to see full access to internet. Tara to investigate this.
- * Pond seawall repair work, blocking sidewalk. North side of PL Blvd, between Gatehouse and Stop sign.
 7-2-26 – Resident reported on Facebook. Heino responded. New project. Will keep an eye on it.
 10-8-26 update – No update. Heino did say that his investigation found ground sinking behind the seawalls on the shore side.
- * Numerous ARF's submitted for rodent house at 12-D.
 7-1-26 – Heino talked to Dari about it. Need more info.
 10-8-26 update – Per Tara, ELS just received ownership of the property. It now needs to be scheduled to start the demolition process.
- * Light on the lake fountain behind the clubhouse does not work. Out for possible a year. Fountain quit working.
 6-29-26 – Heino received info from Dennis LaBelle that light is not working. HP to investigate.
 10-8-26 update – Per Tara, maintenance Bob thinks fountain needs to be replaced. Thoreson thinks Men's Club may assist with cost if needed. Tara to investigate.
 10-19: Fountain is on, need to check the lights.
- * Repainting of speed limit postings on streets – on the asphalt, not signs on posts.
 6-8-26 – A resident talked to Heino about this. No ARF submitted yet.
 10-13- 26 – Heino saw work has been started. They are painting.
- * Bicycle rack behind tennis court #3 is falling apart.
 5-21-26 – Resident submitted ARF.
 10-9-26 – New bike rack received 10-8-26. Will be installed 10-12 to 10-16.

- * 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.
10-8-26 update – No change in status.
- * 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 po request now.
10-8-26 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
10-8-26 update – No change in status.
- * Replacing boards on bridge
May 2023. On Liaison Issues List.
10-8-26 update – No change in status.
- * Tree and stump removal
Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.
10-8-26 update – No change in status.
- * Re-covering pool tables
Per 2-12-26 mtg, waiting on quotes.
10-12-26 – vendor met with billiards team and Heino. Will provide quote.
- * 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.
10-8-26 update – No change in status. This may be an ELS owned home now.
- * Sunshade at shuffleboard courts
3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X '27.
10-8-26 update – Per Tara, no news to share with us currently.
- * New or more chairs in pool area.
3-10-26 – Email from Sandy - Will be submitting a Cap-X project for replacing poor condition and adding additional new chairs in 2027.
10-8-26 update – No change in status.
- * Broken blinds in the clubhouse.
10-9-25 – Discussed. Can be taken down and removed. Will not be replaced.
10-8-26 update – No change in status. Tara will talk to Bob.

Completed Items – Need to Inform Membership

- * Bushes on sides of path from end of Eagle Trace to bridge need to be cut back.
9-3-26 – Denny informed Heino of the problem. Heino will submit ARF 9-6-26.
10-9-26 – Heino checked. Trimming DONE.

- * Landscaping needs clean up on outside of Circle Pine, French property line to RV lot.
 3-15-26 – Resident sent Heino pictures of what they look at daily.
 10-8-26 update – This project is now considered DONE.
- * Trees overhanging Circle Pine & Lake Loop, especially near RV lot, need trimming. Hitting boats/RV's.
 6-3-26 – Resident submitted Attention Request Form. This is an annual problem.
 10-8-26 update – This project is now considered DONE. WRONG – More trimming required.
 Added to List again 10-12-26.
- * Spotlights on 'PINE LAKES' words at PL entrance not working at night.
 9-10-26 – Resident submitted ARF.
 9-29-26 – Heino confirmed – Spotlights are fixed. DONE
- * Light post at new drinking fountain by tennis courts does not work.
 9-29-26 – Attention Request Form submitted.
 10-2-26 – Heino found it has been fixed. DONE
- * Drinking water fountain replacement near tennis courts.
 10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.
 9-23-26 – Fountain is in service. Posted on Facebook. DONE

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

- * Tennis courts missing some fence rails and crack in court
 2-16-26 update. Not a priority for ELS. No work planned per Sandy.
 10-8-26 update – Per Tara, maintenance Bob thinks the rails are not needed. No further action to be taken.

E. New Business -

- HOAII IRS tax payment made online by Heino October 2, 2026. \$180, direct debit from checking account. This was tax owed on CD interest earned in 2025.
- Pass-on charges – Denny: We are looking into this and reviewing calculations. More to come.
- Tunes In the Tropics Dance. Poster & supplies are here, ticket sales started, flyer will be in November Whispering Pines.

MISC. NEWS

WELCOME COMMITTEE NEWS - No Update.

- Heino passed invoice for supplies from Jan Hippler to Bob Godek, PLEHOA Pres. 10-12-26.

CERT NEWS – Mike Gloss- No Update; Mike is on vacation.

- Any other member issues. Open to all HOA Members

Motion to adjourn: Ron Thoreson, Second: Leigh Ann Southard

Adjourned at 7:44pm.

Number of attendees: 17

Respectfully Submitted by,

Heather Vetter, HOAII Secretary 10/20/26