

## **Liaison Meeting Concerns**

**August 21, 2025**

**Pine Lakes Clubhouse Living Room**

**10:00 AM**

1. Is the camera working in the billiard room? Balls are coming up missing.  
Yes, is there a rough timeline of when they went missing?  
HOA response: Could not get exact date of incident to review recording.
2. Trees still need to be trimmed(canopy) on Circle Pine, on the North side of the property. Residents will be coming back with their rv's soon.  
Please remind me - Near which cul-de-sac or street?  
HOA response: Management has been notified again of the areas that need to be trimmed.
3. Orange pipes are still sticking out of the ground from Century Link contractor. When will they be cut off?  
Residents may feel free to remove any leftover tubing they have on their property. CenturyLink is not returning.  
HOA response: Should not be the responsibility of the residents. We will try to call Century Link for a response.
4. Is there any resolution yet for the pickleball court issue with the stones getting onto the court? This is ongoing.  
There has been a shoe wipe installed next to the courts. We are looking to replace areas with concrete if approved as part of our capital request for 2026.
5. What exactly is the black "crud" that appears at the bottom of our pool? Residents keep asking about the "black Mold" in the pool. I realize you are putting the pool in for possible resurfacing in the 2026 budget, but I like to know the info on the "crud".  
Are you finding consistent issues? We have revamped chemical oversight that has helped. We are aware the pool surface may be breaking down in some places that will show discoloration as dirt and particles will stick to the uneven surfaces and feel different from most of the pool. I am advocating strongly for the resurfacing in 2026 capital recommendations.

6. The bees are still in the water meter box in front of 34 J, Ravines Ct.

This is a resident responsibility. They can reach out to a pest control company to have treated.

HOA response: Call FGUA to see if they can help, however, if it's honey bees they will not destroy them as they will usually move on.

7. Lawn care needs to be discussed with Joshua. Some weeks it's good, but for the most part they treat our property like a racetrack. Some properties have gullies from trees that were removed after hurricanes and never filled in by ELS as promised.

I am in contact with JT daily. Specific concerns should be placed using the comment forms so we can record and address. Are there particular properties that have gullies that need to be assessed? I would appreciate a list, if at all possible, to review.

HOA response: If you have an issue, please notify the office thru email at [Sandra\\_gorie@equitylifestyle.com](mailto:Sandra_gorie@equitylifestyle.com) or call the office at 239.731.2900 I think it's time they hear from the residents.

8. The archway, by the guard house, needs to be trimmed back again. It's difficult to see any golfers coming from the green on hole #5.

The ivy has been trimmed back. We are not removing it.

HOA response: no one asked for it to be removed, but the trimming is on a quarterly schedule now.

9. Why are house colors being approved that are not on the color chart that ARC shows residents?

Homes are approved on a case-by-case basis. Neutral colors are what are approved. There is no color chart that is required based on the prospectus.

HOA response: The Prospectus states that earth tone color combinations or other color combinations acceptable to park owner should be used. All color combinations may be approved or denied in the sole discretion of the park owner.

10. What is the plan for paving other roads in our community? There have been 6 Managers since I have owned my house, and every time paving is discussed about

roads and Cul de sacs, it's always next time. In my opinion, there were far worse roads in PL that needed to be paved instead of Pine Lakes Blvd. What is the plan moving forward?

If you would like to present a list of your suggestions for specific areas in poor condition, and rank them, we will use this when we meet with the vendor in planning future paving and repairs.

HOA response: Found out at this meeting that there is no record of the previous complaints about the roads in our community, which means that previous Management totally ignored the request that were submitted. So your HOA will be checking every cul de sac and taking pictures of all areas that need to be resurfaced in the future. We will be putting together a picture book of the areas involved.

11. On Pine Lakes Blvd, just beyond the #2 tee box, the sidewalk is severely lifted and dangerous and needs to be trimmed.

We are evaluating now.

HOA response: There are a few areas that are being evaluated for this issue.

12. Since our new gate attendants have started, some residents are being questioned when they come in on golf carts. Have you heard anything about this in your conversations with the new company?

Calusa's role is to understand who is coming in the community. If they do not have a sticker, they are asking who/where they are going. Would our residents be opposed to having a sticker on their GC?

HOA response: We would have no issue with a sticker for our golf carts as long as it is free to residents.

13. Is Management doing the 360's on the 18 homes they bought from the estate section? I was asked about 20 B, Eagle Trace. The neighbor has seen rodents around the house several times and it appears that no one is living there.

20B is not leased land.

HOA response: Turned over to PLEHOA

NOTE: I received a concern from a PL resident regarding vehicles not driving according to the posted speed limit. Some are vendors or guest of residents no doubt. Would this be something you could mention in the newsletter?

HOA response: I have always mentioned on social media, the community web site and at meetings about speeding in the park. I have even had the Sheriff's Dept. put up their "speed limit" warning sign in certain area in the community. It's up to residents and visitors to SLOW DOWN.

**Golf Course closures** for irrigation repairs and course maintenance:

PL- Every Monday Aug 18-Sept 15<sup>th</sup>

LF- Every Tuesday Aug 19th-Sept 16th.

**Upcoming Sand Trap schedule beginning Thursday 8/21:**

Mondays 8-3

Tuesdays 8-3

Wednesdays 8-8pm

Thursdays 10 am- 8 pm

Friday 3-8 pm

Saturday 10:30 -2:30

Sunday 8-1pm