

Pine Lakes HOA II

Bruce Wrede, President
Beverly Bynum, Treasurer
Mike Gloss, Director
Ron Hovet, Director
Ray Walton, Director

Gary Nicolini, Vice President
Betty White, Secretary
Mike Hayes, Director
Jackie Bartilucci, Director

HOA-II Board Meeting Minutes December 21, 2021 Pine Lakes Living Room, 7:00PM

Attendees:

Jackie Bartilucci (by phone from NJ)
Mike Gloss
Ron Hovet
Ray Walton
Bruce Wrede

Beverly Bynum
Mike Hayes
Gary Nicolini
Betty White

Meeting called to order by president, Bruce Wrede at 7:00 PM and the Pledge of Allegiance was recited.

November meeting minutes were read and motion to accept was made by Mike Gloss and seconded by Gary Nicolini, all in favor.

Treasurer's Report by Beverly Bynum.

Previous Month's Checking Balance	\$ 9,489.02
Month Deposits	\$ 780.00
Month Expenses and Transfer	\$ 1,066.15
Checking Account Balance	\$ 9,202.87
HOA-II Legal/Reserve Fund	\$51,761.14
Total Account Balance All Accounts	\$60,964.01
Committee Accounts	
CERT	\$ 1,042.75
Christmas Dinner	\$ 400.00
HOA-II Only Accounts Balance Both	\$59,521.26

(Note: \$1.28 interest on Savings)

Presidents Report, Bruce gave a brief account of the testimony of our planner (Max Forgey) at the HEX meeting on December 1st. Max testified on the zoning requirements of Lee County. Dirk Danly is on leave due to the birth of baby. Madam Hearing Examiner stated that she would review all documentation and the decision would be made in another month or so.

Bruce touched on the ELS meeting on the 16th of December to present their plan for the addition of two roads connecting Pine Lakes to the new community planned on the French property. The meeting was not advertised to the public and the microphone system was non-functioning. ELS personnel stated that they would be scheduling another meeting in the coming year and there would be notification to the public.

Next, Bruce stated that there is a problem with the calculation of the tax fees on the current pass-through. Bruce then asked the board's indulgence so that Bob Konetzny could report his findings and the results of his conversation with Leslie Register of ELS. Bob passed out a copy of his calculations and explained how the taxes are computed (copy attached.)

Bob stated he spoke with Leslie Register and they went over his figures. She agreed there was a discrepancy and would bring it to the attention of her tax department.

Return to the board meeting with continuation of the president's report. Bruce stated that he would like to clear up a misconception regarding a statement made to discredit the HOA-II Board.

It has been stated that the HOA-II Board excluded the PLEHOA Board in hiring of the planner and attorney to testify at the HEX meeting. Bruce stated that he and Gary, in fact, met with Dick Loubier (president of the PLEHOA) and stated the HOA-II Board's intention to hire these individuals and asked if PLEHOA wanted to be involved. The PLEHOA Board president declined at that time. Bruce next read an e-mail he sent to Dick Loubier asking if they were informed and they declined. Dick's e-mail reply stated that that was correct.

Committee Reports:

Mike Gloss, ARC and CERT, Mike stated that they have had no new ARC requests in the last month.

Mike thanked the Men's club for their donation to CERT of \$200.00, which will be used for training. Mike stated that on January 19th at 2:30PM, a representative will be here to give a seminar on Poison Control, before, during and after a catastrophic event. Also, on January 29th following the Saturday morning coffee social, Christie Kulwika from the NFM fire department will be here to discuss fire safety and to arrange appointments with residents to have their home fire extinguishers inspected and replaced as needed.

Betty White, Dues Collection. We have collected approximately 50 resident dues so far. We expect a large number of payments the night of the annual meeting.

Ray Walton, Clubhouse inspections and security. Ray stated that things are in limbo with Jeff Belle's exit as manager. There are ads out to find a replacement, but Ray has been told it may be awhile. Vianney Lara is still the assistant manager and Natalie (the interim manager) is in the office three days a week to keep the normal course of business going until a replacement can be found.

Past President's Report, Ron Hovet. Ron suggested we need to find out the status of the new manager as we need scheduled liaison meetings. We did not have one in December and he would like to see one scheduled with Natalie before the end of the year. Also, he would like to have three board members present at the meeting. Bruce will meet with Natalie to discuss this issue.

Mike Hayes raised the question of the new pool furniture and the status thereof. Bruce said the delivery date had been moved to January, 2022 but has had no further update.

The 2022 HOA-II budget was the next issue. Discussion ensued and vote was taken to accept it (copy attached.) Motion to accept made by Ron Hovet and seconded by Ray Walton, all in favor. It was stated that we need a motion to approve the expenditure of \$75.00 for set-up of the ballroom for the annual meeting. Motion made by Betty White and seconded by Ray Walton, all in favor.

New business:

Mike Gloss stated that the board has received a request from a group of residents who would like to hold periodic get togethers in the clubhouse. We would like to make sure this is covered under the present insurance policy. Mike met with the insurance company representatives to ascertain this information. It seems more needs to be done. Mike asked if he could chair a committee of three people to look into this. He would like Ron Hovet and Gary Nicolini to serve on the committee. Motion made by Beverly Bynum and seconded by Mike Hayes, all in favor.

Bruce stated that ELS is unwilling to include our meeting and dues notices in with their end-of-year mailings. Therefore, copies will be made and we will stuff the tubes. ELS offered to let us have their labels for mailing. It was suggested we could use them to mail notices to those who are not in residence.

Nominating Committee Report: Jackie Bartilucci. Since Jackie was in attendance on the phone, the report was read by Betty White (copy attached.) It was stated that there are five open positions on the board for 2022. Bruce asked how many nominations had been received and Jackie read the names of 8 individuals. They are: Jackie Bartilucci, Debbie Bruns, Mike Hayes, Ron Hovet, Bob Konetzny, Anna Marie Morrissey, Gary Nicolini and Ron Thoreson. Based on 723, this is the last day nominations can be made. Bruce asked if there were anymore nominations. With no response, the nominations were closed. Question was raised as to whether we have enough counters of the ballots and Bruce said yes, and he had asked Gary Walkling to oversee the counts as he has done in the past.

Meeting opened up for resident concerns.

Resident suggested she had heard the Pine Lakes and Lake Fairways Boards were meeting and wanted a status on that. Bruce explained that Lake Fairways has hired a concern to look into the fair market value of the rent raises in Lake Fairways.

Resident suggested that Mike Gloss and his committee might want to get in touch with another member of the community that they knew had experience in the insurance business.

Resident commended Ron Thoreson on his contribution to the community.

Resident commended the Board for all their hard work.

Bruce made a motion to adjourn the meeting at 8:20PM.

Respectfully Submitted,

Betty white, Secretary