

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Gloss, Vice President
Leigh Ann Southard, Treasurer
Heather Vetter, Secretary

Ron Thoreson, Director
Linda Baker, Director
Heino Puidak, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES December 15, 2025 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

A. Meeting called to order at 7p.m., followed by Salute to Flag and moment of silence.

Roll call of Directors: President- Gary Nicolini, VP- Mike Gloss, Secretary- Heather Vetter, Leigh Ann Southard, Treasurer. Directors- Linda Baker, Ron Thoreson, Heino Puidak

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Dec. 1, 2025.

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. This is a business meeting for the HOA. As such, any 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 the meeting. There was one first-time attendee, Mark Lambert of Cypress Woods Ct.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous month's meeting minutes. Motion: Linda Baker, Second: Leigh Ann Southard.

Leigh Ann Southard, Treasurer, gave the financial report: Credits & Debits reviewed. Motion to accept: Ron Thoreson, Second Heather Vetter.

C. Committee Reports

1. **ARC/CERT-** Two ARC requests: one for painting, one for concrete- both approved. Smoke detectors will be installed for those who signed up. Ron Hendershot is ensuring all communities that link to NFMFD have walkie-talkies. More volunteers are needed. Three members to recertify their CPR training.
2. **Membership-** We need more households; Board members will be going around with forms to homes who are not yet HOAII members. 76 households to date; membership drive to continue through March. Heino will be emailing past members as well.

3. **Event Inspections-** Linda Baker states all events have been inspected and passed satisfactorily.
4. **Building and Grounds-**Cover for bocce is still missing from Ian; Sandy wants to know how often it's used before replacing. Shed by tennis courts was looked at for leaks; none found.
5. **FMO-** Ron gave an overview of the Watchdog Report from FMO and upcoming legislation details. All residents encouraged to join FMO.
6. **French Property-** Ron Thoreson has reached out to Lee County for an update, no calls returned yet. ELS has plans for the property, but no update has been shared.
7. **President's Report-** Board to review/approve budget; If the board is unable to secure enough HOA members, all groups/committees will be responsible for covering the liability insurance at the Clubhouse. Looking at Pub completion in Q1 2026. Lighting repairs are ongoing. Still no update on the pass on fees from ELS.

D. Special Committee

No concerns or issues raised.

E. Old Business

- Jan Hippler is retiring from Whispering Pines stuffing; New volunteer needed. Contact Gary if interested. For now, all clubs must self-stuff the newsletter.

F. New Business Open to all HOA Members

- If you have issues with the gate attendants, let Gary/HOAII or management know.
- Speeding is an ongoing issue.
- A resident voiced concern about lock removal from the pool.
- One nominee for the HOAII Board- Denny Miner.
- Gary Nicolini announced his resignation from the Board effective in January 2026.
- Three open seats for 2026: President, Vice President & Board Member.

Motion was made to adjourn the meeting at 8:23p.m., second by Linda Baker, and accepted.

Submitted by,
Heather Vetter
Secretary