

Pine Lakes Homeowners Assoc. II, Inc.

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

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

HOA II BOARD OF DIRECTORS MEETING MINUTES October 20, 2025 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

A. Meeting called to order- 7:00 p.m., followed by Salute to Flag and moment of silence

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

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Oct. 5, 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, Scott Larkin. Welcome, Scott.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous two months' Meeting Minutes. Motion: Mike Gloss Second: Ron Thoreson

Leigh Ann Southard, Treasurer, was absent, no financial report given.

C. Committee Reports

1. **ARC/CERT-** HOA is sponsoring a dance 12/6/25, \$10 per person, Beat Street Band. Mike has received 2 ARC forms- tree cutting and siding/paint. North Fort Myers FD will be here 11/12 1-2pm for fire safety seminar and smoke detector installation (with appt).
2. **Membership-** Heino is leading the membership drive, it is on track for the year. Membership box will go up in clubhouse when the repairs are complete. 341 households needed for membership to make budget. Membership forms in next Whispering Pines.

3. **Event Inspections-** Linda Baker states all events have been inspected and passed satisfactorily.
4. **Building and Grounds-** Clubhouse lighting repairs to start in October, Pub will be Q1 2026 for completion.
5. **Pool/Spa-** Pool deck to be power washed (date TBD)
6. **FMO-** Ron asked for attendees to sign up with FMO, reiterated the importance of FMO assistance with a legal fund and legal proceedings.
7. **French Property-** No new update.
8. **President's Report-**
 - Pub is being completely remodeled, looking to open Q1 2026.
 - Need a board member to help with elections in January- Heather Vetter volunteered.
 - ELS will not be taking action to remedy the iguanas in the community.
 - Jan Hippler is retiring from Whispering Pines stuffing; New volunteer needed. Contact Gary if interested.
 - Gary is reviewing Pass On fees and tax bills from ELS.
 - Ongoing work with attorney re: prospectus alteration from 2023. Mediation has failed 3 times.
 - Gary is still asking for a cover for the bocce court that was lost in 2021.
 - 2026 board budget was proposed; Board vote will be at November meeting.
 - Pool keys- attendees were polled about the pool locks. Board voted to remove locks. Concerns raised about public use, public safety and unattended children. ELS is responsible for accidents, injuries and lock removal. Reminder to residents that children are not allowed at the pool unattended.

D. Special Committee

No concerns or issues raised.

E. Old Business

- Speeding is an ongoing issue.
- Residents need to pick up dog waste.

F. New Business Open to all HOA Members

- Tables and tikis need refinished. Gary talked with Bob.
- New assistant manager, Rachel, is training in Chicago.

Motion was made to adjourn the meeting at 7:58 p.m., second, and accepted.

Submitted by,
Heather Vetter
Secretary