

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES – October 11, 2021

The Board meeting was called to order at 7:05PM on October 11, 2021, in the Living Room of the Clubhouse followed by the Pledge of Allegiance and a moment of silence. In addition to President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, ARC Bob Godek, and Secretary Cindy Ahrens, there were 36 members present and one guest. Several new homeowners were asked to introduce themselves, stating lot number and where they were from.

SECRETARY Ahrens reported that due to the COVID-19 pandemic, the Board had used Emergency Powers for not-for-profits to conduct Board meetings only for essential decisions & issues. Minutes from the following meetings are available on the www.ourpinelakes.com web page under PLE HOA meeting minutes: 12/2/2020 [Emergency Powers established]; 1/19/2021 [Board voted and passed statement that ELS/MHC is not eligible for HOA membership due to the revised Covenants]; 2/5/2021 [changed legal representation to Pavese, new laptop for Treasurer approved]; 2/16/2021 [Plans of Action Committee established; ELS expansion info sessions were booked; motion approved that the 18 Estates ELS properties are suspended as HOA members]; 3/10/2021 [Plans of Action updates; info sessions notes shared; meeting with Pavese attorney was scheduled]. In April 2021, the Board was notified that Pavese Law was not able to represent PLE HOA as there was a conflict with an attorney representing ELS/MHC.

TREASURER'S REPORT was read by Saniti and Reconciliation Detail is posted on the official bulletin board. Motion by Heier to accept report was approved.

LIAISON REPORT by Loubier covered highlights from the September 9, 2021 meeting – Notes have been posted on the official PL website. The next Liaison meeting is scheduled for October 14, Loubier and Saniti plan to attend.

ARC REPORT by Godek – there have been 38 requests for changes submitted from April 2020 through September 2021; only one request was denied.

UNFINISHED BUSINESS

PLE HOA Emergency Powers were cancelled when FL Governor cancelled the Emergency.

Lew Ackley reviewed Wake Up America information for any new residents and encouraged possible volunteers.

NEW BUSINESS

CERT Finance Request: Mike Gloss, head of CERT, reviewed what CERT is responsible for, make-up of the North Fort Myers CERT groups, and that there is no funding or fundraising to cover the emergency needs that CERT covers, he is hoping for a donation to cover some of the expenses. Motion made by Ahrens, second by Heier that PLE HOA donate \$1,000 to CERT to help cover emergency needs; motion passed.

Board Election February 14, 2022: Any interested candidates should contact Pam Krohn for an application form and submit the form information by December 11, 2021. Lew Ackley has agreed to work with Pam this year, then she will take over the annual meeting voting and quorum established in the future. [Thanks to Pam for volunteering for this essential process; thanks also to Lew Ackley for his many years as the Election/Voting contact.]

HOA Legal Representative Change: As of 4/23/2021, PLE HOA legal representative of record will be the Henderson Franklin law firm in Fort Myers; the attorney contact is Colby Keefe for the HOA.

Document Revisions/Updates: Legal counsel will provide proposed amendment topics for Board discussion and review by October 18, 2021. If there are revisions proposed to the documents, an information session for members will be scheduled in January 2022 to address any questions/issues. Proposed date for the info session: January 17 or 24, 7PM in CH Ballroom.

ADJOURNMENT: Meeting was adjourned at 8:05PM. **Next Board meeting: Monday, November 8, 2021, 7:00PM in the Clubhouse Ballroom.**

Reminder: The Annual Member Meeting is scheduled for Monday, February 14, 2022, 7:00PM.

Cindy Ahrens, Secretary

Member issues/questions were addressed; some will be submitted for the 10/14/2021 Liaison meeting for responses.