

SEPTEMBER 8, 2022 LIAISON MEETING MINUTES PINE LAKES COUNTRY CLUB

ATTENDEES

HOAII: Bob Konetzny, Mike Hayes, Gary Nicolini, Mike Gloss, and Ron Hovet (ex-official)

PLE HOA: Dick Loubier, Bob Godek, and Cindy Ahrens (minutes)

ELS: Crissy Betancourt, Assistant Manager

Note: Interim manager for Pine Lakes is Jayson St Pierre, from Vero Beach. A new manager has been hired and is going through the hiring process.

1) Status of reimbursement to Mike Gloss for AED pads purchased in July?

Mike has supplied all required information to ELS.

As of April 18, ELS has moved to a new payment process, Nexus, which requires a vendor number. There is a New Vendor ID Process, takes about 30 days for production of checks. Each HOA received a copy of the requirements for first time vendors to be used.

2) Status of the ceiling tiles and walls in the kitchen storage area and the records retention room by the Concierge office?

As of August 9th, work was currently underway. Storage room still had leaks.

Bob Konetzny and Crissy Betancourt plan to visit both areas for current status.

3) Status of hiring a Compliance manager for 360 inspections and follow up?

Also, status of 360 inspections? Multiple resident concern forms have been submitted identifying property which needs repair or landscaping.

Discussion of the immediate need for the 360 home inspections throughout the community; Crissy is the contact person but with the vacant Manager position, she has not had time. Discussion of possible options to resolve the problem were discussed – need ELS response. Many current home inspection issues were also discussed: fences added without approval, new/additional access door for use by a renter, damage to property by Joshua Tree staff, AIR B&B ads for Pine Lakes properties which is not permitted. The 360 inspections need to be completed on a regular schedule to maintain the status of community.

4) Status of fence rebuild behind the hot tub? Status of painting the pool deck painting?

As of August 9th, Jason stated that we plan on painting the pool deck prior to September. A thermos cool paint will be used to help improve/reduce the heat along with a lighter color to brighten up our poolside. Plan to have this coordinated with the Tiki repairs and others.

Crissy does not have a list of undone projects, there is currently a budget freeze while ELS catches up on the new payment process; however, the golf courses will be completed.

5) Status of the repair of the awning in the pool area?

The holes have been patched – DONE.

6) Does Pine Lakes pay for the electricity to run the Lake Fairways FISH trailer?

Items/equipment are stored in a large locker, there is no need for electric to supply AC for storage of the equipment. Meter is on Pine Lakes property.

7) Status of new street sign for Broken Woods Court?

Stinger has been working on signage; new sign will be installed soon.

[As of Sat, 9/10, the sign was still Broken Wood – Cindy note]

8) Status of drain problem in Ravines Ct.?

Frequent flooding during rainy period. The landscape needs to be re-shaped.

Drainage has been an issue for Ravines Ct forever and is a major problem for the properties on Ravines. Hope issue can be resolved very soon.

9) Status of Wi-Fi in the Clubhouse?

Installation has been approved from Chicago for Jan/Feb 2023 Budget. Is installation still planned for this time period?

Expenses are currently frozen unless a safety issue.

10) Status of Resident Concern forms which were submitted?

HOAII will discuss Resident Concern forms after the Liaison Meeting.

11) Status of replacement of first aid items in box at pool?

Cintas has been approved to take over our First Aid program, contract signed. Are items being replaced?

DONE.

12) Status of new procedures for outside golfers entering Pine Lakes?

Per Jason, new procedure will be implemented by Dave Leonard in October. Walkie talkies have been purchased and guards have been notified. What are the new procedures and is October still the planned month for implementation?

Additional walkie-talkies have been purchased; Crissy will follow up with David regarding status of this project.

13) Status of Eagle Trace bridge board repair/replacement?

Jason stated that he needs to find material the exact same size as current boards. Full replacement would not be until 2024 Budget.

The community would like to see work on the bridge in the 2023 budget rather than the 2024 year. Bridge needs review of the work needed.

14) Status of Robo calls/email communication to residents for emergency purposes?

As of August 9th, Crissy is taking the lead for email notice to residents.

Discussion of the Robo call process implemented by ELS, Robo calls process was very informative and helpful for residents. Needed for emergencies, closures of amenities, storm warnings, etc. There is a need to include new residents in the system for calls, remind residents to make sure they add the Robo call phone number in their contacts to receive the calls – 1-405-308-4474.

15) Status of blinking yellow light on Rte. 41 to slow traffic heading into and out of Pine Lakes?

As of August 9th, Jason stated that this would be an FDOT decision. Jason also encouraged both HOAs to stay on top of this issue.

The option of a blinking yellow light on 41 by the Pine Lakes entry was suggested by Gary Nicolini in August. Gary N & Ron Thoreson will contact FDOT with this resident request.

16) Status of Tiki hut repair/polyurethane coating for tiki hut tables/kitchen in pool area?

As of August 9th, Jason stated these tasks are scheduled for September. Are we still on schedule for September?

This is included in the Pool Project file from Jason before he left.

17) Status of pool umbrellas at tables?

As of August 9th, they were still broken. Jason reported that this is a warranty issue and sending all to be repaired.

Crissy will check if she has a folder for this warranty issue and will check if umbrellas have been returned for the repair.

18) Status of continually maintaining and cleaning storm drains?

With the rainy season here, all of the storm drains must be cleaned out to prevent resident housing flooding...refer to Ann Robjohn's Resident Concern form.

Cleaning of storm drains – Crissy will do walk about on Friday, 9/9 for status.

19) Status of having more information re the Pub on the front or back of the ELS monthly calendar, ie, specials, etc.

As of August 9th, per Jason, would expect to see more communication from Brian and Crissy moving forward.

Info for residents on the Pub hours, specials, events, holiday closures, etc. – suggested that the information could be included on the monthly calendar prepared by ELS & distributed with the Whispering Pines.

[Note: the Pub hours listed on the web page are not correct; need to be updated by staff?]

NEW ISSUES

20) New covers for the Bocce courts are requested. Previous Liaison included new covers for the horseshoe pits, not sure if they have been ordered/received.

21) Weeding on the sidewalks and walking paths needs to be addressed with landscaping.

22) Drainage issues on Grand Cypress – landscaping revisions are needed.

23) When the 2023 paving list is prepared, please share at Liaison meeting.