

Liaison Meeting Concerns

August 21, 2025

Pine Lakes Clubhouse Living Room

10:00 AM

1. Is the camera working in the billiard room? Balls are coming up missing.
Yes, is there a rough timeline of when they went missing?
2. Trees still need to be trimmed(canopy) on Circle Pine, on the North side of the property. Residents will be coming back with their rv's soon.
Please remind me - Near which cul-de-sac or street?
3. Orange pipes are still sticking out of the ground from Century Link contractor. When will they be cut off?
Residents may feel free to remove any leftover tubing they have on their property. CenturyLink is not returning.
4. Is there any resolution yet for the pickleball court issue with the stones getting onto the court? This is ongoing.
There has been a shoe wipe installed next to the courts. We are looking to replace areas with concrete if approved as part of our capital request for 2026.
5. What exactly is the black "crud" that appears at the bottom of our pool? Residents keep asking about the "black Mold" in the pool. I realize you are putting the pool in for possible resurfacing in the 2026 budget, but I like to know the info on the "crud".
Are you finding consistent issues? We have revamped chemical oversight that has helped. We are aware the pool surface may be breaking down in some places that will show discoloration as dirt and particles will stick to the uneven surfaces and feel different from most of the pool. I am advocating strongly for the resurfacing in 2026 capital recommendations.
6. The bees are still in the water meter box in front of 34 J, Ravines Ct.
This is a resident responsibility. They can reach out to a pest control company to have treated.

7. Lawn care needs to be discussed with Joshua. Some weeks it's good, but for the most part they treat our property like a racetrack. Some properties have gullies from trees that were removed after hurricanes and never filled in by ELS as promised.

I am in contact with JT daily. Specific concerns should be placed using the comment forms so we can record and address. Are there particular properties that have gullies that need to be assessed? I would appreciate a list, if at all possible, to review.

8. The archway, by the guard house, needs to be trimmed back again. It's difficult to see any golfers coming from the green on hole #5.

The ivy has neem trimmed back. We are not removing it.

9. Why are house colors being approve that are not on the color chart that ARC shows residents?

Homes are approved on a case-by-case basis. Neutral colors are what are approved. There is no color chart that is required based on the prospectus.

10. What is the plan for paving other roads in our community? There have been 6 Managers since I have owned my house, and every time paving is discussed about roads and Cul de sacs, it's always next time. In my opinion, there were far worse roads in PL that needed to be paved instead of Pine Lakes Blvd. What is the plan moving forward?

If you would like to present a list of your suggestions for specific areas in poor condition, and rank them, we will use this when we meet with the vendor in planning future paving and repairs.

11. On Pine Lakes Blvd, just beyond the #2 tee box, the sidewalk is severely lifted and dangerous and needs to be trimmed.

We are evaluating now.

12. Since our new gate attendants have started, some residents are being questioned when they come in on golf carts. Have you heard anything about this in your conversations with the new company?

Calusa's role is to understand who is coming in the community. If they do not have a sticker, they are asking who/where they are going. Would our residents be opposed to having a sticker on their GC?

13. Is Management doing the 360's on the 18 homes they bought from the estate section? I was asked about 20 B, Eagle Trace. The neighbor has seen rodents around the house several times and it appears that no one is living there.

20B is not leased land.

NOTE: I received a concern from a PL resident regarding vehicles not driving according to the posted speed limit. Some are vendors or guest of residents no doubt. Would this be something you could mention in the newsletter?

Golf Course closures for irrigation repairs and course maintenance:

PL- Every Monday Aug 18-Sept 15th

LF- Every Tuesday Aug 19th-Sept 16th.

Upcoming Sand Trap schedule beginning Thursday 8/21:

Mondays 8-3

Tuesdays 8-3

Wednesdays 8-8pm

Thursdays 10 am- 8 pm

Friday 3-8 pm

Saturday 10:30 -2:30

Sunday 8-1pm