

JUNE 9, 2022 LIAISON MEETING MINUTES

ATTENDEES

HOAII: Bob Konetzny, Ron Thoreson, Mike Hayes, Mike Gloss

PLE HOA: Wendy Saniti, Bob Godek, Cindy Ahrens (Recorder)

ELS: Jason Myers, Crissy Betancourt

- 1) Status of wall and door in the men's bathroom by the pool?
Ordered and should be installed before June 30th, wall, door and divider.
- 2) Status of the ceiling tiles and walls in the kitchen storage area and the HOA records retention room by the Concierge office? All moveable HOA material has been removed to another area for temporary storage.
Scheduled with contractor and will be completed week of July 11th. In kitchen, located the leaks after recent heavy rainfall & repaired; HOA storage room completed by end of July.
- 3) Hedge along the path to Eagle Trace needs to be trimmed both on the top and on the sides.
Was trimmed in May and can be trimmed again if needed. Request for uniform trimming on both sides. Possible solution is to trim short to allow fresh growth on bushes.
- 4) Status of the hot tub?
Work in progress and pending concrete pour. Back log from concrete supplier. More work to be done, perhaps end of June. Also plan to refresh fencing around the spa area.
- 5) Status of the repair of the awning in the pool area?
Repaired by in-house team due to vendor delays. Patch is a secure repair and will hold as long as we need. Should be done by end of the week.
- 6) What will the new pub hours be...going forward?
Pub Hours are currently Mon-Sat 11-8 Sunday 8-2. However, in July this may expand.
- 7) Status of the small number signs to the entrance of each cul-de-sac?
Waiting to hear back from sign vendor on cost and ETA for Cul-d-Sac signs & driving range sign. Should be soon. Working with Stinger for signage.
- 8) Status of new street sign for Broken Woods Court?
Original vendor has not responded to my request. Will continue to pursue.
- 9) Status of Wi-Fi in the Clubhouse?
Finally, have had a sight inspection beginning of this last week. Pending the final install cost and approval after that. Ball is rolling in the right direction! Need to expand security with WiFi, may be finished by end of summer.
- 10) Status of Resident Concern forms which were submitted?
Open discussion for these. Gary Nicolini handles all for HOAII. Trees need to be trimmed. Request for Jason to contact complainer regarding status on one complaint. Staff is working on storm drains, all masters are done, minor feeds still to be done.
- 11) With the rainy season here, all of the storm drains must be cleaned out to prevent resident housing flooding...refer to Ann Robjohn Resident Concern form.
Have received 2 bids for resolution. Pending further approval. Jason will follow up with her.
- 12) Bushes in front of Broken Woods Ct. need to be trimmed. 2 work orders have been turned in.
On our list and will push to expedite process.
- 13) Has the drain been cleaned on Ravines Ct? Resident still complains of flooding.
Cleared and scoped for any intrusions. So far, we have seen good results.
- 14) Multiple resident complaint forms have been submitted for a Summer Tree property. Resident continues to call Bob K. as to why nothing is being done by Management to contact the owner or clean the house and charge the owner.
Contact has been made to this resident. However, results are slow and we will continue to follow up.
- 15) Status of repair/replacement of the faucet and the dishwasher in the kitchen?
Completed, both replaced with new.

- 16) Status of road repaving...when will the repaving of #41-46 and the driving range road begin?
All pending the vendor schedule. ETA is end of this month or before mid-July. Next year paving may be mostly for Estates streets.
- 17) Status of repair/replacement of fans in the pool area?
Replaced non-working fans and will be replacing other with matching shortly. Done 6/9/2022. Pool area umbrellas need service.
- 18) Status of audit on cameras at the guard house?
Completed and under review. Jason reported they are working but are part of a full camera project.
- 19) Status and timing of cleaning the ballroom floor?
Will be scheduled for July.
- 20) Status of replacement of outdated AED pads? Last checked 4/22/22 by Mike Gloss.
Mike has ordered from other vendor and new ones are installed. Pending reimbursement is in process.
- 21) Status of replacement of first aid items in the box at the pool?
Decided to maintain with our in-house staff. Supplies are in and all are filled as of today. Have ordered seal tape to monitor when they are being opened so the staff can check as needed through the week.
- 22) Discussion concerning new procedure for golfers entering Heritage Landing. Can we establish a similar procedure here in Pine Lakes/Lake Fairways?
Will be placing two-way radios at guard houses to work with both golf pro shops. Leading into season we will be implementing better communication/security protocols similar to Heritage Glen. Will ask Ron Zamoider to contact Jason regarding his experience & any input.
- 23) Status of metal roofs on Pine Lakes homes. Need guidelines. How should we pursue?
Open discussion. Need to explore the possible change to prospectus (Ron Thoreson). Suggested that Board meets need to discuss the issue, then have a member discussion at the annual HOA meeting. PLE HOA may be able to add metal roofing guidelines to future Declaration changes.
- 24) Any further update on Neighbor helping Neighbor project? I have put a request in the July/August Whispering Pines for volunteers to contact either Jason or Bob K. if interested. Any contacts will be shared.
Have not heard any formal word yet. Open for discussion.
- 25) Any update on the Neighborhood Watch program?
Still pending a resident led meeting. ELS will be implementing nightly patrols as soon as July 1st, this will be through Diamond patrols as it was in the past. Every 2 hours a car will patrol by driving around the community.
- 26) Have the 10 new speed signs been posted for resident awareness?
Have been posted and hearing good feedback so far.
- 27) The boards on the Eagle Trace bridge need replacement. Recommend composite or pressure treated, but have the boards run parallel to the bridge...not perpendicular.
Larger Cap-X project, however any repairs in the interim will be as needed. Bob K. noted that Heritage Landing has a very long bridge with boards running length vs. sideways.
- 28) Continue past authorization for gasoline for the CERT generators. Both previous General Managers had approved.
This is approved please submit receipts or ask us and we can fill the gas cans for you at our gas stations.
- 29) The trees at Saddlebrook Ct. are blocking the street sign.
Dully noted and will have them trimmed shortly.
- 30) What is the status of ROBO calls to inform residents of pool/pub closings?
Open for discussion. The pros and cons of this process are still under review. Discussion that there needs to be a way to contact all residents, possible email blasts.
- 31) Status of open electrical splice on the Eagle Trace bridge.
Temporary as this was a repair for the irrigation project. Electrician is well aware of this and will be resolved in the next 15 to 20 days. No cause for alarm or concern for safety it is a standard practice.

- 32) The chain link fence beside the white fence on Circle Pine Rd across from Timber Pines Ct. is in dire need of repair/replacement. Easy access over/through the fence from the other community.
Open gap in fence has been closed. The trees will be removed shortly for our crew to go in after and repair that portion.
- 33) Bob Godek reported that the Frenchmans Ct street sign is hidden by trees.
Jason will check on the visibility.

Additional notes from Jason:

- Pub closure for interior work. We will be closing the Pub on June 20th through June 24th. Plan for re-opening on June 25th. This is for new paint and some minor work. Overall scope of work will be to improve your Pub and be ready for the upcoming season.
- Storm closure and how I can better communicate. Who should I email? What information do we want in these? [Previous member issues were sent via Robo calls.]
- Golf course irrigation and what the next steps are for our course. Starting in July the Davey's crew will be completed with the major work on both courses. This will give them time to get back and focus on the details. I mention this as an FYI for the concerned golfers about the current condition of our course. Thanks for the patience as we work through this. Our plan is to have the course at 100% for our upcoming season. Still in process.
- Entrance clean up. We plan in July doing some major clean up on the buildings and landscaping for our entrance at US41. Some of which are pressure washing, paint, limiting the massive Ivy, and repairs to the electrical to support our Christmas lights.
- Tree trimming. We spoke last meeting about trimming the trees to support RV height. This was halfway completed and should be underway to be completed in the next few weeks. Primarily concerned with the low hanging branches on Circle Pine Rd.
- What a fantastic amount of progress we have made in the last 90 days. With your continued support and communication, I am positive we are on track for great things here at Pine Lakes Country Club.

Thanks,

-Jason Myers

Additional Notes:

- 1) New Keys: If you have a key for a Pine Lakes building/room, please pick up a new key from Dari.
- 2) Question on mowing days: Jason stated there are separate teams for mowing in PL & LF. PL mowing being done on Mon, Wed, & Fri.
- 3) From Mike Gloss: June 20 will be the last free food truck at Pine Lakes.