

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
JANUARY 12, 2026

Welcome and Call to Order – President Bob Godek

Meeting was called to order at 7:00PM; there were 28 members present and 4 Board members for a total of 32 attendees.

Secretary Report -- Cindy Ahrens (Read by Pat Stanley)

Minutes of the December 8, 2025 meeting were read and they were posted on the bulletin board. Motion by Wendy Saniti/Bob Godek to approve, motion approved.

Treasurer Financial Report – Wendy Saniti

The Financial Report is also posted on the Bulletin Board monthly. Beginning balance for December was \$144,268.81, ending balance on December 31, 2025, was \$449,807.03. The semi-annual payment to ELS for HOA fees will be paid out in mid-February 2026. Saniti said late fees are assessed on payment received after January 15. Motion by Pat Stanley/Brad Colvin to approve, motion approved.

ARC Report – Brad Colvin

There were four ARC requests month, all of which were approved. The request approved included a trash screen at 6M, a free-standing deck at 2J, a golf card garage at 6J, and driveway widening at 25F.

Unfinished Business

Nothing.

New Business

Colvin reminded the attendees that 360s would be conducted by the end of January.

Liaison Meeting Review

Reported by Bob Godek; meeting on December 11, 2025, discussion included --

- Pickleball court screens – scheduled for install on 12/16
- Weeds at the RV storage area – still an issue; will need to be budgeted for cleanup as cost is near \$7,000
- Tiki hut repairs – work expected to start this week
- Grand Cypress flooding – Sandy Gorie, ELS manager, will include the request for remediation in the 2026 budget
- Pool table recovering – not in the 2026 budget, but will be estimates to the repairs
- Outdoor lighting project – some work has been completed but yet all of it

Issues/Questions from Members – Bob Godek

Maintenance issues

- Concrete work near guard shack
- Lights still not working in some areas (corner of cart path on bridge)
- Bridge deck boards

Motion to adjourn was made by Bob Godek/Brad Colvin; approved by the Board.

**THE NEXT SCHEDULED BOARD MEETING IS ON MONDAY, FEBRUARY 9,
2026 AT 7:00PM IN THE CLUBHOUSE.**