

Liaison Meeting Concerns

June 12, 2025

Pine Lakes Clubhouse Living Room

2:00 PM

1. The decorative rope around the post at the large tiki hut needs to be replaced.
Maintenance will complete by the end of the week.
2. New fans under the green awning at the pool...I know Bob has them. Just a reminder. I know we are short maintenance people.
Bob has this on his teams TO DO list for this week.
3. Reiterate the issues with the Pub. This was the second Tuesday in a row that the kitchen closed at 4:30, no sign, no notice. Excuse that was given to us today was "the manager is on vacation".
Signs were posted on exterior beforehand due to staff member vacations. We will also be closed on June 19th and July 4th. We reserve the right to provide flexibility in scheduling to meet our obligations for staff PTO and sick days.
4. Has a camera been installed in the horticulture area?
Not yet. This is an over \$4,000 project and will be requested in 2026 capital budget.
5. I heard that the new back door in the Ballroom does not lock. Has this been repaired?
Not true. They have always been locked; however, when the replacement doors were installed, the lock was not coded on our system. We just had the lock changed to match the rest of the building.

TREES

6. The canopy still needs to be trimmed on the north side of Pine Lakes Blvd. & Still trees that need to be trimmed at the pool

This is one of many tree trimming requests that are being prioritized and scheduled with our arborist as the budget allows.

7. When will the large, leaning tree at 12 H be taken down? This is the tree that rotted at the bottom.

The tree is healthy, and does not need to be removed, according to our arborist.

8. Is the bridge going to Eagle Trace still scheduled to be repaired during the off season?

This would fall under capital and is being bid out now for 2026 request. The actual scope of repair is still under consideration.

9. Does anyone know what is going on with the unfinished business for Century Link? Will they cut down the orange pipes coming up from the ground around the community. They are very unsightly.

They will not be moving forward with the work. We can craft a workorder to have the extensions cut.

10. Pickleball court issue: stones getting onto the court. Still waiting for a resolution. (2years) Any new info on this?

Originally, we were looking to do this in-house but are now investigating a long-term option as part of another project.

11. Why are we having an issue with the black crud at the bottom of the pool? Has a resolution been made to cure this?

We have researched possible causes and resolutions. One is to be sure our vendor maintains a proper chemical balance to manage this, especially during extremely dry and sunny days. We have also prepared a cap x request for 2026 budget for pool resurfacing (well over \$100K).

12. Covered garbage cans at the pool? Has a decision been made? This is still in research mode. Heavy commercial cans with lids may become a cap expense.

13. Has the person that damaged the tables outside the Sandtrap been found, and if so, have they been held accountable?

There was no damage to the tables, the culprit was not found, so we moved on.

14. Has the issue been resolved with the guy on his motor bike on the golf path been resolved?

We are working with the residents directly involved. The offender is an Estates resident.

- Misc- Repair or replace billard table pockets- I need to source a previous repair company and have them come back to take another crack at it.

15. Cap X 2026

- We are working with a designer on a multi-year cap x Clubhouse proposition for these 2 projects: interior paint, flooring, furnishings and exterior paint and repairs.
- Repair or replace billard table pockets
- The re-surface of the pool request is being submitted for cap x 2026. Repainting of the pool

deck is a project for this summer that has not yet been scheduled but will be in the next month or two.

TRASH OUT - CLEAN OUT DAYS at the PL Clubhouse

We have scheduled a dumpster to be placed outside of the Clubhouse for the week of July 7th. We will be cleaning our offices of miscellaneous broken, unused furniture etc., on **July 8th**.

We are offering the dumpster to the HOA clubs and committees to clean out all the HOA occupied storage spaces, kitchen cabinets, and any other closets Wed and Thursday, July 9th & 10th. The dumpster will be picked up on Friday, 7/11 (or once it is full, it will be picked up).

I encourage the entire HOA/Committee members to work together to hold a Trash OUT/Clean UP day like we are to reorganize your spaces and rid yourselves of items or duplicates no longer needed. I am looking into planning an ice cream social after the work is done to celebrate!