

Liaison Meeting Minutes
August 13, 2020
Pine Lakes Clubhouse Ballroom
2:00 PM

Present:

Ron Hovet, President HOAII
Dick Loubier, President PLEHOA
Bob Godek, PLEHOA
Ray Walton, HOAII
Mike Gloss, HOAII
Vianney Lara, Assistant General Manager
Jeffrey Belle, Pine Lakes Manager
Bruce Wrede, HOAII
Bob Konetzny, Secretary HOAII

Jeff introduced Vianney Lara as his new Assistant General Manager.

GROUNDS & MAINTENANCE:

Lawn maintenance and common area shrub/tree maintenance continues to be a problem. Specific areas of concern are the hedges on the golf path to Eagle Trace from the bridge and the walking path by the Pub at the end of the path between 13E and 13F. Jeff has scheduled a meeting with Joshua Tree Service to discuss these concerns, along with additional issues discovered during a recent landscape walk through. It is suggested that if any resident has a concern with Joshua Tree, then they should fill out a Resident Concern form and submit it to Dari. Dari will give a copy to both Vianney Lara and Ray Walton. Vianney will insure the form is addressed.

Jeff stated that the holes in the fence along Circle Pine Rd. will be repaired.

Jeff is looking for a solution to the lights at the bridge, as well as replacing the wood slats with composite material. Jeff is looking at a new style of light which is flat and can be attached to the posts.

Street Paving – There are three cul-de-sacs scheduled for paving this year, 24, 26, and 27, all in Frenchman’s Court, as well as the strip of road entering between cul-de-sacs 26 and 27. The paving is scheduled to be completed by late September/early October. The specifics include an area estimated at 33,658 sf. Mill existing pavement and install FDOT S-3 asphalt at a depth of 2 inches to be rolled and compacted with a steel drum vibratory roller.

360 Inspections – 360 inspections were recently completed and letters were sent out.

Street sign replacement – Jeff is working on providing all the signage to his design team which includes measurements for street signs and golf signs alike. Scheduled date of completion for new street signs is September 30, 2020.

POOL:

Jeff will address the issue concerning the wooden box in the seating area. It has piping under it that will require fabricate something new. No estimated date of completion.

There were complaints that some Lake Fairways residents are using our pool. It is suggested that if a resident sees any gate to the pool ajar, to close it. Residents should always ensure the gates are locked when entering and leaving the pool area.

CLUBHOUSE:

There was an issue with the original vendor who was to replace the moveable walls. Another vendor has been selected. Current time frame is estimated to be around mid to late September. The manufacturer had to shut down due to his employees contracting the virus.

Jeff has discussed the temperature of the air conditioner with his Regional Manager, and they are discussing ways to ensure a comfortable temperature is set. The thermostats are not controlled on site.

PUB

As of now, people need to order food if they want to have an alcoholic drink in the pub, as local politicians have closed “bars” due to the virus. This policy will be in effect until further notice.

A work order has been created to fix the faucets in the women’s bathroom.

A suggestion was made to have comment forms available to note any concern/acknowledgement concerning service in the pub. Jeff will work out the instructions of this new form.

MISCELLANEOUS:

Representatives of the HOA’s have been receiving complaints about the golf course. The golf course is not a responsibility of the HOA’s, but rather the Pine Lakes Golf Association and ELS. Any concerns associated with the golf course should be brought to the attention of either/both of these organizations.

The Pine Lakes golf course was purposely treated with a chemical that caused many

areas to be distressed. Davey had an internal issue with one of their employees who caused this issue and the employee was immediately terminated. Davey is working diligently to bring the condition of the golf course back to the condition of late Spring. A detailed breakdown of each hole was distributed by Jeff. Jeff added that Davey is one of the better golf maintenance vendors in the area and has always addressed our concerns in a timely and efficient manner. A monthly golf tour is now included in Jeff's monthly meeting with Davey to ensure the contract requirements are being fulfilled.

Jeff will follow up on a complaint that there is garbage in the RV area. Also, bushes need to be trimmed in this area. A new lock and key(s) will be installed and distributed to appropriate personnel.

Items requested in the 2020 Budget are:

Resurface 5 Cul-de-Sacs

Resurface Pine Lakes Blvd. From Rte. 41 to Circle Pine Rd.

Replace movable walls

Tiki Hut roof repair

Replace/repair all unreadable street signs and common area signs (exc. Golf course)

Surveillance cameras for the pool and front of Pub

Pool monitor during the period Dec. 1st – April 30th.

Renovate Clubhouse, including new ballroom floor, carpeting, painting, windows.

The meeting adjourned at 3:45 pm

Respectively Submitted,

Bob Konetzny, Secretary HOAII