

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
DECEMBER 8, 2025

Welcome and Call to Order – President Bob Godek

Meeting was called to order at 7:00PM; there were 32 members present and 5 Board members for a total of 37 attendees.

Secretary Report -- Cindy Ahrens

Minutes of the November 10, 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 November was \$122,974.35, ending balance on November 30, 2025, was \$144,268.81. The semi-annual payment to ELS for HOA fees will be paid out in mid-February 2026. Saniti asked that homeowners remit their dues by the due date.

ARC Report – Brad Colvin

No new requests this month. Brad reminded the meeting attendees that any work done on homes should be performed by a licensed contractor and that necessary permits must be obtained prior to beginning any work. Changes to homes must also be approved by the Architectural Review Committee (“ARC”) by using the ARC Review Form available at the front office. Brad also said the property at 7P is not being maintained. The ARC will send a letter to the property owner this week giving the owner two weeks to address the issues or the HOA will have the work done at the owner’s expense.

Unfinished Business

Nothing.

New Business

Nothing.

Liaison Meeting Review

Reported by Pat Stanley; meeting on November 13, 2025, discussion included

- Clubhouse downspouts – work has now been completed
- Weeds at the RV storage area – still an issue; will be brought up again at the December 11, 2025, meeting
- Pool deck pressure washing – now completed
- Grand Cypress flooding – Sandy Gorie, ELS manager, will include the request for remediation in the 2026 budget
- Clubhouse blinds – Sandy Gorie said new doors and windows are an ELS priority. If we purchase new blinds now, they may not fit the new doors and windows

- Outdoor lighting project – some work has been completed but will ask at the December meeting if the project is complete
- Pub progress – bid received from plumber did not cover the entire scope of the project, but Gorey still expected the pub to possibly reopen by the end of January 2026. An update on the pub's status will be requested at the December 11, 2025, meeting.

President Godek reminded those in attendance that December 15, 2025, is the deadline to submit requests to serve on the HOA Board next year. The election will be held in February 2026.

Issues/Questions from Members – Bob Godek

Maintenance issues

- What size alligator should be reported for removal?
- The pool radio is not working.
- French property update – nothing new

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

**THE NEXT SCHEDULED BOARD MEETING IS ON MONDAY, JANUARY 13,  
2026 AT 7:00PM IN THE CLUBHOUSE.**