

Pine Lakes Liaison Meeting  
April 9, 2026  
Clubhouse Living Room, 2:00PM  
**CANCELLED BY ELS**

- \* Light in pool out of socket.  
4-3-26 – Heino observed at pool. ARF submitted. Pic sent to Sandy. – **Vendor will reinstall**
- \* ELS owned property at 41-M is a major eyesore. Needs power wash and gutter clean.  
4-3-26 – Heino turned in Attention Request Form and sent pics to Sandy.  
4-4-26 update from Sandy – House is on demolish list. Waiting for approval.
- \* Landscaping needs clean up on outside of Circle Pine, French property line to Grand Cypress.  
3-15-26 – Resident sent Heino pictures of what they look at daily.  
3-16-26 – Heino confirmed.  
4-3-26 – Heino took more pics. Submitted ARF and sent pics to Sandy. **Vendor investigating**
- \* Door frame on exit door from Craft Room at Clubhouse is rotted – will not close.  
3-19-26 – Resident submitted Attention Request Form. Heino confirmed. **It's on the list for repairs- Vendor looked at it**
- \* No electric at the tennis court billboard. Need it for ball machine.  
3-25-26 – Tennis Assoc President submitted Attention Request Form. **Vendor to repair- PO approved**
- \* Fans under green awning at pool do not work.  
3-24-26 – Resident submitted Attention Request Form.  
4-3-26 – Heino confirmed 2 of the 3 do not work. **Work order entered**
- \* Loose stainless handicapped safety rail at east end of bocce courts.  
2-11-26 – Attention Request Form submitted by resident.  
2-19-26 - 2<sup>nd</sup> Attention Request Form submitted by resident.  
3-6-26 - Heino confirmed, rail is still loose.  
3-12-26 update - **Sandy: Work order submitted – Following up 4/8**
- \* Any update from Corporate or the engineers about the flooding on Grand Cypress, cul-de-sac 32?  
9-11-25 - The engineers have looked at the areas along with lake levels and drainage. First step is scoping the drains that are handling that drainage service. If there is a blockage, it will be resolved. That is under po request now.  
10-9-25 – Sandy's response - I expect an estimate by the end of the week. Asset Management will review and if agreed upon, it will move up through the approval funnel and hopefully go to contract.  
12-11-25 – Sandy's response - Asset Mgt has submitted a proposal to their leadership – cap X 26. It has not yet been approved.  
3-12-26 update - Sandy: This is an extensive project, has not yet been approved.- **NO CHANGE**

- \* Any updates on the clubhouse downspouts and gutter repairs outside craft room?
  - 11-13-25 – Sandy’s response - Pending Contract Administrator
  - 3-12-26 update from Sandy - Everything was done except the area by the ceramics. Have contacted the vendor to return and address. **Bids in Hand- Roofing vendor**
  
- \* Tree, weeds and brush trimming in RV storage lot
  - 2-12-26 update. Joshua Tree is handling this, in process. Limited to work because of RVs in the lot.
  - 2-16-26 Membership mtg update – owners willing to move RVs to allow work. Heino to talk to Sandy.
  - 2-26-26 update. Heino checked the lot for trees by RVs. Not an issue. Email sent to Sandy.
  - 2-27-26. No more trimming to be done, but clean-up to be done after snowbirds leave.
  - 3-12-26 update per Sandy: Will go in after more vehicles are gone and get rid of the old debris left behind. **Likely next month – it’s on the project list**
  
- \* Updates to Pub
  - Per 2-12-26 mtg, assume rough-in Electrical and plumbing inspection passed. Waiting on custom built walk-in cooler and staffing. Sandy estimates maybe end of March – we think April if lucky.
  - 3-12-26 update per Sandy: Likely mid-April. ELS is posting jobs, preparing schedules and will have at least 2 weeks of training to do once the contractors are out. The walk-in cooler was installed 3-12. **2-3 weeks of work then reinstall all kit equipment and furniture – INSPECTION, staffing will drive opening date. Vendors working daily- accepting applications and trying to conduct interviews- many No Shows.**
  
- \* Replacing boards on bridge
  - May 2023. On Liaison Issues List.
  - 2-12-26 update. ELS has not approved any repairs. Some quotes were done.
  - 3-12-26 update – No change in status. **No approvals to date**
  
- \* Painting of speed bumps
  - 2-12-26 update. Sandy thought they were all done. Heino sent list 2-16-26.
  - 2-17-26 update. **Work to be done after season, late April/May- on the projects list**
  - 3-12-26 update – No change in status.
  
- \* French property
  - 2-12-26 update. Sandy has no information to share with us.
  - 3-12-26 update per Sandy: Email from ELS sent to residents regarding resident mtg 3/25 at 1pm in clubhouse and a public meeting at local rec center.
  - 3-25-26 – Resident ELS Meeting at clubhouse.
  - 4-7-26 – Public meeting scheduled in NFM.
  
- \* Tree and stump removal
  - Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.
  - 3-12-26 update per Sandy: Needs the list from Heino.
  - 4-2-26 – List delivered to Sandy’s office. **Arborist assisting with review and prioritization, pricing and budget planning. I don’t see it being completed in this budget year.**

- \* Re-covering pool tables
  - Per 2-12-26 mtg, waiting on quotes.
  - 3-2-26 update. Quotes received. \$1,890 to recover both tables.
  - 3-12-26 update per Sandy – Will submit for 2027 capital expense budget.
  - Per Heino, pool players say that quote is high and would like to get additional quotes. Sandy said OK.
  - 3-30-26 – Heino sent Sandy email asking which vendors already quoted. **Sent Heino copy of quote.**
  
- \* 19745 Frenchman’s Ct. (28K) – two different colors of siding as well as missing siding.
  - Per 2-12-26 mtg. This will receive a 360 review and be addressed accordingly.
  - 3-12-26 update per Sandy: The resident is planning to repaint the mismatched the same color as the front- yellow.
  
- \* Tennis courts missing some fence rails and crack in court
  - 2-16-26 update. Not a priority for ELS. No work planned per Sandy.
  - 3-12-26 update per Sandy: Will be submitting a project request for the rails for the 2027 Cap-X budget.
  
- \* Sunshade for bocce courts
  - 2-12-26, ELS not interested, it is not a priority for her. Bob will talk to Men’s Club about getting this done. ELS ok but wants to be informed.
  - 2-16-26 update. Brought up at Membership Mtg. Ron will talk to Bocce League. They have funds and parts.
  - 3-12-26 update per Sandy: Will quote on Cap-X ’27 budget.
  
- \* Sunshade at shuffleboard courts
  - 3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X ’27.
  - 3-30-26 – Heino sent email to Sandy to go ahead with project based on resident responses.
  
- \* Water leaking from ceiling into the theater and veterans’ closets in storeroom behind clubhouse stage.
  - 3-10-26 – ARF submitted by Theater chairperson.
  - 3-11-26 – Heino checked it out. Legit problem.
  - 3-12-26 – Ron said it’s an A/C drain that appears to be the problem. Sandy will investigate. **Pending vendor estimate**
  
- \* Carpeting in clubhouse Activity Room needs to be cleaned or replaced.
  - 3-12-26 – Presented by Bob Godek.
  - 3-12-26 – Sandy states she will have it cleaned after this season. **Likely cleaned in June**
  
- \* A/C in clubhouse Activity Room is not good.
  - 3-12-26 – Presented by Bob Godek.
  - 3-12-26 – Sandy says work order to replace thermostat has been created. **repaired**
  
- \* Pool concrete cracked where caution tape is now. Someone has fallen here.
  - 3-11-26 – Heino observed and added to this list.
  - 3-12-26 – Sandy said repair has not yet been approved by ELS. **Pending contract approval**
  
- \* Pool signs re: saving chairs and moving furniture removed from gate.

3-11-26 – Heino took photo of signs on one gate.  
3-12-26 – Heino found signs removed.  
3-13-26 – Heino sent email to Sandy for answers. Can we order signs for each gate?  
3-13-26 – New signs are coming per Sandy.

\* New or more chairs in pool area.

3-10-26 – Email from Sandy - Will be submitting a capx project for replacing poor condition and adding additional new chairs in 2027.

3-13-26 – Heino, Sandy and Pool Committee met. Sandy open to clubs buying more chairs. Ahe is open to putting in 2027 capital budget for more chairs. Question arose – how many can we put out there.

3-16-26 – Heino sent email to Sandy. Let us know cost for more chairs. Clubs may fund.

Sent quotes for furniture to Heino

\* Palm trees and bushed block view at Circle Pine and Gator Creek.

3-5-26 – ARF submitted by resident.

3-11-26 – Heino checked it out. Can see but need to go slow.

3-13-26 – Sandy says ELS will cut them back a bit.

\* Ladies restroom by pool runs out of TP and towels on Sundays. Kitchen area, no towels.

3-16-26 – Resident complaint at HOAII meeting.

3-20-26 – Heino sent email to Sandy.

3-20-26 – Sandy response. Extras get stolen. Housekeeping will check stock on Fridays.

3-22-26 Sunday– Heino checked pool area at 3:30 pm. No paper towels in pool kitche area.

Both paper towel dispensers empty in ladies restroom. One bathroom stall had ½ roll T.P. left, other stall had 1.5 rolls of TP.

3-23-26 Monday – 11:00 am. All dispensers were filled.

3-27-26 – Heino talked to Sandy – HOAII has a stock of TP and towels to refill on Sundays. Sandy will look for a better solution.

4-3-26 – Were additional TP dispensers added to Ladies Room at the pool? We will add that idea to the list for next season

\* Streetlight (black) not working on PL Blvd, by Court 3.

3-30-26 – Heino submitted ARF.

\* Too many leaves and landscape debris in horseshoe pit area. Needs clean-up.

2-23-26 – Attention Request Form submitted by resident.

approx. 2-24-26 - 2<sup>nd</sup> Attention Request Form submitted by resident.

3-6-26 – Heino confirmed. It's terrible!

3-12-26 update - Sandy: looking to purchase a leave vac. Maintenance will clean the Horseshoe areas after they clean out the pool decks.

3-26-26 – Heino talked to Konetzny re: leaves. No need to do this until November. We will time activate this at October Liaison Meeting.

\* Broken blinds in the clubhouse. Status?

10-9-25 – Discussed. Can be taken down and removed. Will not be replaced.

11-13-25 – Sandy's response - We are not budgeted for them; looking at ways to remove and only replace what is needed. Ron asked if Men's club would be allowed to repair or replace; Sandy says all doors may be replaced, so wait.

3-3-26 – Heino turned in Action Request Form for same problem.

3-12-26 update from Sandy - Doors have not yet been approved for replacement. If they were replaced, they would be replaced with same size. If you want to consider replacing a room at a time, let's talk about it.

### **Completed Items**

\* Grill and Refrigerator in pool kitchen area.

3-12-26 - Sandy wants all residents to have access. Who will clean and maintain? Will ELS purchase a fridge and grill for community use that remains unlocked?

3-13-26 – Heino, Sandy and Pool Committee met. One fridge will be unlocked. Housekeeping will check and maintain. Pool Committee can authorize grill use, may ask for deposit. Users bring own propane. Pool Comm. To only keep 2 tanks in pool area. Sandy open to ELS purchase of grill if a 'project' is created.

There are still many (6) propane tanks sitting in alcove by the grill. Need this cleaned up

3-30-26 – Heino email to Sherry re: status, not getting response from Sherry.

\* Ice machine by pool not making ice.

3-11-26, ARF submitted by resident.

3-12-26, Heino talked to Dari. Repair person is coming in a couple days.

3-22-23 – Heino checked machine. There is ice, not full, but there is ice. Assume heavy use.

3-27-26 – Heino checked – ice bin is full. Must be fixed.

\* Sandy wants can collection station in pool area removed or changed to a can with lid. Bee problem and nobody is taking away the cans.

3-12-26 – Sandy brought up the problem again. Heino will investigate.

3-14-26 update – Heino posted on Facebook with pic asking for ownership. Will throw away 3-16 if no response.

3-16-26 – Heino checked – can is gone.

\* Water hose nozzle near the ice machine at the pool is missing.

3-7-26 - Attention Request Form submitted by resident.

3-11-26 – Nozzle was replaced by Beautification Team, not by ELS. Not an ELS hose.

\* ATM

Denny investigated. ELS says no way they will do it. Open to asking ELS to allow if HOA is responsible for it, per 2-12-26 mtg.

2-14-26 update. Heino talked with LF HOA Director. They are not pursuing but would use ours.

2-21-26 update. Asked about interest at Coffee Social. Very little. We will not pursue.

\*Food trucks

Per 2-12-26 mtg, now ELS is not interested in doing this, but took it away from Mike Gloss. Gloss willing to share knowledge to a new person.

2-13-26 - Sandy sent us a list of Food Trucks to share with anyone that wants to do this.

2-24-26 - Heino posted on Facebook if anyone is interested in organizing.

3-2-26 - Nicolini FB posted looking for help to do food trucks. HOA is out of this activity.

Early March – Nicolini told Heino he has a team and will start bringing in food trucks.

\* Bubbler in hot tub not working.

2-21-26 – Heino sent text notice to Sandy.

2-22-26 – Sandy responded – will contact service to fix.

2-26-26 update. Major leaking at spa filter. Tripped breaker for bubbler pump. Bubbler works. Leaks need to be fixed.

2-27-26 update – Spa is closed.

3-6-26 update – Spa is still closed. Received email from Sandy – replacement spa filter to be installed 3-6-26.

3-9-26 – Spa is working per Heino check.

3-12-26 Sandy update: The whole filtration system is going to be rebuilt, and our vendor has installed a loner.

\* Gate latch (gate by Pine Lakes Blvd) on tennis court #1 is broken.

3-4-26 – Attention Request Form submitted by resident.

3-6-26 – Heino confirmed. Currently using a bungee cord.

3-12-26 update - Sandy: Work order submitted.

3-21-26 – Heino saw new latch installed. DONE

\* Electrical contractor work – Kirkwood Lighting - lighting and outside outlets near landscaping

Per 2-12-26 mtg, almost done with lighting work. Sandy thinks all outlet issues are resolved. Ron does not. Gloss says there are still issues per Gary and Becky 2-13.

2-13-26 update. Ron provided ELS with documentation on how to resolve the problems.

3-12-26 update per Sandy: Ron's info has been shared with vendor, and we will address what else is needed down the road. We have other priorities right now. **This is happening.**

\* Cart parking area near horseshoe pits needs filling.

2-12-26 update. A work order has been generated per Sandy. It's still pending.

3-12-26 update – No change in status.

3-23-26 – Heino saw work has been completed. DONE