

Pine Lakes Homeowners Assoc. II, Inc.

Heino Puidak, President
Dennis Miner, Vice President
Leigh Ann Southard, Treasurer

Heather Vetter, Secretary
Ron Thoreson, Director

HOA II BOARD OF DIRECTORS AND MEMBERSHIP MEETING MINUTES March 16, 2026 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

A. Meeting called to order at 7p.m., followed by Salute to Flag and moment of silence.

Roll call of Directors: President- Heino Puidak, Vice President- Denny Miner, Treasurer- Leigh Ann Southard, Secretary- Heather Vetter, Director, Ron Thoreson

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Feb. 9, 2026.

Statement: This is a meeting of the Board of Directors of Pine Lakes HOAII. This meeting is held to meet the requirements of Florida Statute 723 and the By-Laws of the HOAII.

Presidents Welcome Statement.

There were 2 new members: Gary & Lisa at 14-L and Rick & Nancy at 38-M.

B. Regular order of business; Officers Reports

Secretary: Heather Vetter to read minutes of previous meeting.

Motion was made, seconded and accepted to forgo reading of previous month's meeting minutes. Motion: Ron Thoreson, Second: Leigh Ann Southard. Accepted.

Leigh Ann Southard, Treasurer, gave the financial report: President and Treasurer need to review Credits and Debits; will approve next month.

C. Committee Reports

1. **MEMBERSHIP**- We have 187 households and need 107 more to meet the "50%+1" requirement for HOAII to have standing in court. Ongoing membership drive and members are encouraged to help with recruitment.
2. **FMO**- Senate bills still alive; encourage all members to join FMO and reach out to support the bills. Most recent bill would cap taxes applied to all residential homes, potentially including manufactured homes; Ron will investigate.
3. **French Property**- Private resident meeting 3/25 at 1pm in the Pine Lakes Clubhouse with ELS re: development. Public meeting in April at local church. No zoning/development update from Lee County but encourage attendance at ELS meetings.

4. **Recent Legal Activity**- New attorney found, need to formally hire new attorney and fire old attorney.

D. Old Business

- Encourage everyone to join HOAII.
- Encourage FMO membership and support MH bills.
- Liability Insurance & E/O Insurance has been renewed and is shared with PLEHOA; they pay 1/3.
- HOAII Annual Report has been filed; Tax returns in progress.
- Membership meeting signs have been purchased; Thank you Denny.
- Zemel Road Landfill- “Stop the Smell” group formed by Heron’s Glen residents to address the smell. Heino will keep us updated.
- HOAII bylaws to be reviewed and amended this summer, will need a committee.

E. Liaison Meeting/Attention Request Form Activity

- Broken blinds in clubhouse- ELS replacing doors at some point, don’t want to replace the blinds.
- Loose handicap safety rail at bocce court, East end. - work order submitted.
- Gate latch on tennis court- work order submitted.
- Horseshoe pit debris- maintenance is blowing off, but it fills fast.
- Flooding on Grand Cypress- Capital ELS budget, not approved yet.
- Clubhouse downspouts & gutters- Mgmt. says they are fixed, but they are not, new form submitted.
- Hot tub- We have a loaner pump due to the old one quitting; it will need to be replaced.
- Trees, weeds in RV lot- Joshua tree working on; it will be summer to clear it all out when the RVs are gone.
- Pub- ELS says mid-April.
- Electrical Work- Ongoing, outlets up front still blowing out.
- Bridge Boards- Not approved yet, quotes received, ELS Capital budget.
- Painting of speed bumps- will be finished after season.
- Cart parking at horseshoe pit needs filled- work order submitted.
- Tree & stump removal- List to Sandy, ongoing by Joshua Tree.
- Re-covering pool tables- ELS received a high quote, pool players to get additional quotes.
- Food Trucks- Gary Nicolini taking the lead
- Tennis courts missing fence rails- work order submitted
- ATM- not enough interest
- Shade for bocce & shuffleboards- men’s club and bocce to investigate. ELS to investigate shuffleboard shade.
- Missing hose nozzle- replaced, but not by ELS
- Water running into storage lockers in clubhouse- work order submitted.
- Pool deck crack- ELS has not yet approved the repair, caution tape up.
- Bushes & palms at Circle Pine & Gator Creek- ELS will trim.

- Activity Room- carpets to be cleaned after season, thermostat broken- work order submitted.
- Pool ice machine- making less ice than needed as of 3/11. Work order submitted.
- Pool chairs/saving- Do not save chairs at the pool parties; someone removed the signs, ELS ordering more. Pool party committee, HOAII and men's club looking at buying more chairs for pool deck. Sandy to inform HOAII how many chairs are allowed per health dept.
- Pool grill/refrigerator- Grill may be used by anyone, but you must provide your own propane. There will be a contact number on the grill if you wish to use it. There will be one open, unlocked refrigerator for public use. ELS maintenance will check the refrigerator for cleanliness.
- Toilet paper & towels running out in the pool bathroom- Dari informed.
- Trees down across from 31-N, form submitted.

F. New Business Open to all HOAII Members

- Reminder to use Attention Request Forms so HOAII can monitor progress and track completion.
- Heino meeting with other ELS community reps. They are having far worse issues than us, so while we do have improvements needed, we are better off than many.
- Reimbursement for Welcome Committee expenses to Jan Hippler.
- The HOAII board will meet 12 months per year, instead of the usual 8 months.
- CERT: Hurricane season approaching, be prepared. Check your smoke alarms. Mike Gloss has lights for night walkers to wear. He also has stickers for front doors to inform emergency workers you have pets inside.
- A resident recommended we include the 50% + 1 rule in a Whispering Pines article to drive membership.
- A resident suggested we have a membership table at the ELS residents meeting.
- A resident requested assistance with a fundraiser next year

Motion to adjourn: Heather Vetter, Second: Ron Thoreson. Meeting concluded at 8pm.

Submitted by,
Heather Vetter
HOAII Secretary