

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES – MARCH 9, 2020

The Board meeting was called to order at 7:00PM on March 9, 2020, in the Living Room of the Clubhouse followed by the Pledge of Allegiance and a moment of silence. In addition to President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, ARC Bob Godek, and Secretary Cindy Ahrens, there were 41 members present; no new homeowners.

SECRETARY Ahrens reported that the January 8 minutes had been read and approved at the annual meeting 2/10/20; and the February 2019 Annual Meeting minutes had also been approved 2/10/20.

TREASURER'S REPORT was read by Saniti and Reconciliation Detail is posted on the official bulletin board. Motion by Heier to accept report was approved.

LIAISON REPORT by Loubier covered highlights from the February meeting (minutes published in March *Whispering Pines*). The next Liaison meeting is scheduled for Thursday, March 12, Loubier and Saniti plan to attend.

Member issues for the March meeting from attendees: entrance to Frenchmans Court right side—vegetation and trees need to be trimmed; Frenchmans Ct entrance and court 27 entry need pothole repairs; 7P home is vacant and is not being cared for, has been reported, but no action on clean up; 28K ELS property has a dead tree in side yard.

ARC REPORT by Godek – no requests since February 2020.

UNFINISHED BUSINESS

Revised Documents 2020: The Articles of Incorporation did not meet the threshold for amendments; therefore, they were not approved, but may be considered for 2021; the Bylaws and Declaration of Covenants, Conditions and Restrictions were both approved and have been filed with Lee County on February 25, 2020. The two approved documents were added to the Pine Lakes web page on March 10, 2020.

The Board will prepare a letter for all members explaining the document status and will refer to the web page (www.ourpinelakes.com) to review Governing Documents. Letter will also be sent to Pine Lakes Estates realtors and to ELS/MHC (Jeffrey Belle, General Manager PL & LF) regarding the revised documents.

Attorney Meeting 2/25/2020: The Board met with the HOA attorney Burandt and have requested that he file a complaint with the DBPR (Department of Business and Professional Regulation). Board was referred to check with Lee County Zoning for any updates.

Member Ray Dunlap (7B) had sent information to Loubier about Estates sales to ELS/MHC after the revised documents were approved: on March 3, 7C was closed with sale to ELS/MHC (after revised documents; probably no action as home already sold separate from land); and 7A is currently under contract but not closed yet. Saniti will contact attorney Burandt about these 2 properties, especially the 7A before closing to ELS/MHC.

Letter to Membership Regarding Documents

Board discussed and agreed that a letter should be mailed to all HOA members and reference to the web page (above).

NEW BUSINESS

Zoning Update: on March 3, 2020, Board members Godek, Heier and Ahrens met with Lee County Zoning staff Mr. Chip Block, Planning. Information shared: zoning for Pine Lakes CC is PUD – Planned Unit Development; Board shared current situation that Estates is a subdivision within Pine Lakes; ELS/MHC is purchasing Estates properties and splitting the home (selling separate) from the land.

One suggestion was that the current situation is more like a “condo” development, however, condo issues are not handled by Lee County, but are under the State. Mr. Block suggested contacting our HOA attorney about contacting the state (may be able to get contact info from Mr. Block).

Another suggestion was to obtain a copy of the purchase contract that ELS/MHC uses for the Estates lease homes.

Mr. Block also gave a tutorial on the eConnect – LeeSplns zoning program available online with details about properties. A “thank you” note was sent to Mr. Block for his time and sharing possible options.

Committee Formation: Due to the high priority for a process for the sale and lease consent there is a need to establish a committee of 2 Board members & 3 HOA members to develop the Board process needed pertaining to the revised documents, especially the Estate property sale HOA consent process.

Committee members appointed: Matt Heier, Bob Godek, Tim Bowers, Ray Dunlap, and Rick Saniti.

ISSUES FROM RESIDENTS: Also check on the liaison listing above.

Possibility of a digital sign at the 4-way stop at Pine Lakes Blvd & Center Pine – would eliminate all the group signs posted at the intersection.

Possibility of a dog park area – Loubier responded that the request has been addressed in the past and the response from ELS is NO.

The shuffleboard courts are in very bad shape – any possibility for refreshing or new courts?

Lighting for Pickleball courts?

Meeting was adjourned at 7:47PM. Next Board meeting: Monday, April 13, 2020, 7:00PM in Living Room.

Cindy Ahrens, Secretary