

# Pine Lakes Homeowners Assoc. II, Inc.

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Gary Nicolini, President  
Mike Hayes, Vice President  
James Andrews, Treasurer  
Ann Hartnett, Secretary

Ron Thoreson, Director  
Mike Gloss, Director  
Anna Marie Morrissey, Communications Director  
Raymond Walton, Director  
Philip Eberhardt, Director

## HOA II BOARD OF DIRECTORS MEETING MINUTES November 20, 2023 PINE LAKES COUNTRY CLUB BALLROOM @ 7:00 P.M.

### A. Meeting called to order- 7:00 p.m, followed by Salute to Flag and moment of silence

Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Treasurer- James Andrews, Directors- Mike Gloss, Ron Thoreson, Philip Eberhardt, Raymond Walton, Anna Marie Morrissey and Ann Hartnett-absent

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, November 19, 2023

**Statement:** This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirement of Florida Statue 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any questions concerning the agenda will be taken when the business of the board has been completed. This meeting has been noticed by e-mail and placed on the board in the lobby. The meeting of the Board of Directors may be recorded under the requirements of FL St. 723. The meeting may not be broadcast or reproduced or copied without the consent of the Board.

President welcomed four first time attendees at this meeting.

### B. Regular order of business; Officers Reports

President talked about ongoing liaison meetings with manager Kevin Krau. Updates will be provided as they are received via email and social media for all members. Pub renovation status is still undetermined by ELS. The new Restaurant Manager was let go, more to follow on her replacement. Pursuing the money owed to PL organizations through Site Manager Kevin Karau and his superiors. 360 home reviews are in process. Cul-de-sacs 1-22 have been completed. Reviewed dispute process and form document item by item.

Addressed Beatification Org Letter Request for additional funding. The board authorized an additional \$200 for a total of \$700 to be donated from HOAII reserves.

Meeting Minutes for October 2023, were read by the Treasurer , and no changes were identified by board to draft copy- Motion to Accept, seconded and accepted.

Reading of Treasurer's Report by Treasurer- Motion to Accept, seconded and accepted. Balance \$49,814.42

### C. Committee Reports

- 1) **ARC-** Mike Gloss stated that there was only one inspection request for a fence which was denied and noted that unauthorized modification are subject to removal by ELS and the associated cost charged to the home owner.
- 2) **CERT-**
- 3) **Membership-** James Andrews reported there are 309 paid HOAII members in Pine Lakes. Please continue to talk to your friends and neighbors about all the good the HOA is doing and ask them to also join. It is the right thing to do.
- 4) **Event Inspections/Horseshoe and Bocce Court-** Ray Walton said both areas are good, horseshoes are looking to build a shed for storage of the equipment. Ray is looking for four volunteers to help do the Event Inspections. Ray will be collecting \$200 deposit check from each Club to keep on file in the event the Clubs do not clean up or cause damage during any events.
- 5) **Building and Grounds-** Philip Eberhardt, Roads, patches on Circle pine becoming a problem with potholes and cracks. Eagle race. Circle Pines and Ravines Ct are incomplete all need work. Lake Loop Road has missing signs. A

work order has been submitted. Cart Path X-ing sign between holes 16 and 17 is missing. Pro shop is aware and will address. Walking path cleanup is incomplete. Contact Phil with any issues that need review.

Please let us know about any hazards or repairs needed by completing the three-part form available from any HOA board member or in the office.

- 6) **FMO-** Ron Thoreson updated us on proposed Legislative changes being put forth by FMO this session (see FMO online for details). Legislation/DBPR Support. FMHA meeting with FMO to work together. Fight to eliminate conflicts in legislation which is part of the #30 fee we pay as homeowners. French Farm update: Traffic study redo requested by FDOT. John Mulburger, Lee Co Project PM, have not approved any roads/modification to date. A decision to proceed with legal actions to address open issues may be required. PL Homeowner participation will be key.
- 7) **Communications-** Absent
- 8) **Golf Course/Miscellaneous-** Mike Hayes said the course is in great shape and the new manager is running things smoothly. Note red ants have been spotted in a few locations. Keep your distance. Regarding tree and stump removal. All submitted request have been addressed and added to Joshua Tree to do last. Do not hesitate to contact the office for a status.

#### **D. Special Committees**

- 1) **Resident Concern/Lack of Services Tracking-** Ron Thoreson continues to use spreadsheet tracking concerns back to 2013, incorporating photos, when possible.
- 2) **By-Law Review-** Mike Gloss stated the lawyer approved proposed changes. There is a copy for residents to review the proposed changes to the By-Laws, hanging up on the bulletin board in the Clubhouse hallway and online (OurPineLakes.com/HOAI). Please leave the copy on the bulletin board. HOAI members in good standing, will vote on By-Law changes at the annual meeting in January.

#### **E. Old Business**

#### **F. New Business Open to all HOA Members**

**Motion was made to adjourn meeting at 8:35 p.m. seconded, and accepted.**

Submitted by,  
Mike Hayes for Ann Hartnett  
Secretary