

**PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES (APPROVED)**  
**JANUARY 8, 2024**

The meeting was called to order by President Loubier at 7:00PM in the Ballroom. Board members present: Dick Loubier, Matt Heier, Wendy Saniti, and Cindy Ahrens (Bob Godek was not available); there were 46 members present. Loubier welcomed all and asked if there were any new members, none at this meeting.

Secretary Report – Cindy Ahrens

Minutes of the December 11, 2023 Board Meeting were read (draft of minutes was posted on bulletin board).

Minutes of the January 1, 2024 SPECIAL Board Meeting were read (draft of minutes was posted on bulletin board).

Motion to approve both meeting minutes by Heier, motion approved. Final minutes will be posted on the web page.

Treasurer Report – Wendy Saniti

Reconciliation Detail from 12/31/2023 was reviewed. Beginning balance was \$135,079.40; payments total was \$794.08; deposits received for the January maintenance brought the balance to \$388,974.40. The HOA maintenance payment will be sent to ELS on February 1, 2024. The Financial Report is posted on the official PLE HOA bulletin board every month. Motion to approve by Treasurer report by Heier, motion approved.

ARC Report – Matt Heier (Bob Godek was travelling)

Four ARC requests were submitted on December 27, 2023. Two were for 26D patio and paint house and trim; 27H to add a deck, and 19A to paint shutters and garage door.

Liaison Meeting Highlights – Dick Loubier

Loubier reviewed some of the December 14, 2023, Liaison meeting minutes (now posted on the web page).

All of the Estates properties were inspected by Loubier and Heier; planning to follow-up for action items. 50% of the lease properties have been inspected too.

Unfinished Business – Cindy Ahrens

**Reminder of February 12, 2024, 7:00PM Annual Member Meeting.**

Packets of information will either be delivered in person January 13-16, or will be sent in the US mail on January 19. The Annual Meeting packet will include a new Proxy form for members to vote if unable to attend the meeting; complete the requested information and your voting preference, be sure to sign the Proxy on the back, insert your completed Proxy in the envelope provided, mail proxy envelope in US Mail (with postage) or deliver to Election Coordinator Dede LaBelle at Lot 22B.

This meeting with major updates to HOA Governing Documents, the Election of 3 Directors, and the Waiver of Year-End Audit all need your **VOTES – most important are the Governing Documents for the future business of the HOA.**

There will also be a Town-Hall meeting on February 5, 2024, 7:00PM, in the Ballroom for member HOA DOCUMENT questions and comments about the Documents, and the HOA Attorney, Colby Keefe, will be attending.

New Business – Dick Loubier

**Status of Enforcement Efforts for Lot 22-B**

Loubier read the following statement: The Board of Directors is communicating with the owner through its legal counsel and has requested a mediation date to discuss the garage construction on Lot pursuant to Chapter 720.302, Florida Statutes. No litigation is filed at this time and the Board is hopeful that this can be resolved through mediation.

Issues/Questions from Members – Dick Loubier

Ask at next Liaison meeting if light pole name plates will be replaced for Estates.

Lights in the parking lots need to be checked, not all are working.

Encourage all members need to vote to approve the new Governing Documents.

Lot 18-A requested a copy of the paperwork submitted for 22-B Board & ARC approval.

Heier: Nothing new on the French property; Windmill Village still hosting meetings with 8 other ELS communities and sharing issues.

Who controls the material place on the new electronic signage – this is a Men's Club project.

Status of pool awnings – waiting for vendor.

Eagle Trace bridge issues.

Meeting was adjourned at 8:00PM.

Town-Hall Meeting for all members regarding revised Governing Documents: Monday, February 5, 2024, 7:00PM in Ballroom.

Next meeting is the Annual Member Meeting, February 12, 2024, 7:00PM, Ballroom.

Cindy Ahrens, Secretary