

Pine Lakes HOA II

Bruce Wrede, President
Beverly Bynum, Treasurer
Mike Gloss, Director
Ron Hovet, Director
Ray Walton, Director

Gary Nicolini, Vice President
Betty White, Secretary
Mike Hayes, Director
Jackie Bartilucci, Director

HOA-II Board Meeting Minutes
September 20, 2021
Pine Lakes Living Room at 7:00 PM

Board Members in Attendance:
Jackie Bartilucci
Mike Hayes
Ron Hovet
Ray Walton
Betty White
Bruce Wrede

Board Members Absent:
Beverly Bynum
Gary Nicolini

The meeting was called to order by President, Bruce Wrede at 7:00PM and the Pledge of Allegiance was recited.

Motion requested to set a time limit on the meeting to adjourn on or before 9 PM.
Motion made by Betty White and seconded by Ray Walton.

Bruce then asked the board for a motion to suspend the normal order of business. Motion was made by Mike Hayes and seconded by Ray Walton.

Bruce then gave a breakdown of events that occurred within the board during the previous months when everything was shut down by the Covid 19 outbreak.

When completed Bruce asked for a motion to return to normal order of business. Motion made by Ron Hovet and seconded by Ray Walton.

Motion was then made to waive the reading of the minutes from previous meeting, all in favor.

Reading of the Treasurer's Report by Bruce Wrede in treasurer's absence.

Previous Month's Checking Balance	\$7,824.02
Month Deposits	\$3,075.00
Month Expenses and Transfer	\$3,200.00
Checking Account Balance	\$7,699.02
HOA-II Legal/ Reserve Fund	\$52,957.26
Total Account Balance All Accounts	\$60,656.28
Committee Accounts	
CERT	\$1,113.91
Christmas Dinner	\$ 400.00
HOA-II Only Accounts Balance Both	\$59,142.37

Presidents report, Liaison Meeting and new property fee schedule for clean-up.
Bruce went over the items from the previous Liaison Meeting held on September 9, 2021.

Bruce also introduced the new fee schedule proposed by ELS for maintenance work to be done on any properties not meeting community standards. Bruce stated that this not official yet, but wanted membership to be aware. The full minutes of the Liaison Meeting can be obtained on ourpinelakes.com.

Committee Reports:

ARC and CERT: Mike Gloss,

Mike presented and explained the new submission form for Architectural Review and displayed the new color chart. Also stated that there is a new permit form which is given to the homeowner for any approved changes, and must be displayed on the home while work is being completed. Mike stated that he attended a informative two day CERT conference in Crystal River. Mike also informed the board that he has sharp boxes for disposable needles and once filled, they can be brought to the North Fort Myers Firehouse for disposal. He also made note he has alert labels for the homes of the disabled and can go out and install them.

Membership: Betty White,

Betty stated that out of 585 leased land homes that 339 homes had paid their dues. It was stated that we need to do better and more dues need to be collected. Last year the membership committee made calls to 200 homes to collect unpaid dues.

Clubhouse Inspections and Security: Ray Walton,

Ray stated that now that things are beginning to open up, he will continue with the inspection system as before with the present committee members. He stated that 2 people have retired from the front gate and two new hires are in the process of going through their processing, etc. and should start working within the next two weeks.

Buildings and Grounds: Bruce Wrede for Gary Nicolini,

It was pointed out that the new moveable walls had been installed this past year and we are happy with the result. Benches around the community have been pressure washed. Bruce stated there are more projects to be completed such as non-working amplifier, ceiling tiles in the ballroom, etc. The speed bump has been replaced on the exit before the golf cart path.

Past President Report: Ron Hovet,

Ron stated that in the past that two board members requested a breakdown of the pass-through from ELS. He stated that they were forthcoming and it was determined that ELS is following protocol. He also stated that the CPI used this year for the lot rents will be higher than in the past due to the present economic situation.

Bruce then asked for a motion to start a committee of two board members to review recent changes to 723 and make recommendations for changes to the bylaws accordingly. Motion was made by Ron Hovet and seconded by Betty White. Committee with consist of Mike Hayes and Jackie Bartilucci.

Code of Conduct: Jackie Bartilucci,

Jackie stated that a Code of Conduct has been created and shared with our attorney for guidance. The code provides guidelines to the board and any committee members, on behaviors, etc. Any future board or committee members will be asked to agree to and sign the code before serving. Motion to adopt was made by Mike Hayes and seconded by Ray Walton. All in favor.

Bruce stated that he is looking to form a Statutory Committee to investigate and question the lot rent increases in light of the the negligence by which the community is being maintained and handled. Motion was made by Mike Hayes and seconded by Ron Hovet.

At this time the meeting was opened up to the floor.

A resident stated that he is frustrated, has completed request forms and he never gets any response.

A resident wanted more information regarding raising of fees to maintain unkempt yards. Resident stated that they expect us to keep up our yards when ELS is not living up to their responsibilities to the community. Sidewalks are black with mold, trees are not being trimmed, etc. Same resident wanted to know what CPI that ELS uses to calculate the yearly rent increases. It was stated by a board member that it is the Federal CPI.

A resident stated he is new here and wanted to know why the last two board members left the board. Ron Hovet explained that he had to step down as president due to health issues and another member in attendance stated that after 15 years of being on the board it was time for him to step down. Same resident wanted to know where he could find information. He was directed to the ourpinelakes.com website.

More than one resident brought up the conditions of the flooding on Grand Cypress Court. It was stated that nothing had been done even with previous talks at the liaison meetings to correct this problem until it was brought up at the meeting held at the North Fort Myers Rec. Center for information regarding the proposed addition on the French property to the North. The president thanked the membership for bringing it up at the meeting. Bruce stated that they are in the process of obtaining bids to solve the problem and the estimates range from 7K to 11K. ELS states they are working on it. Another resident brought up the fact that maybe we should approach it as a health and safety hazard and get the proper authorities involved.

A resident suggested that we should request from ELS a schedule of maintenance and repair and when things should be replaced, etc. as normal course of action in any business. Resident suggested that this community has gone downhill since she moved here 5 years ago and her parents had lived here prior to that. Behind pub sidewalks are stained and potholes on Circle Pine are getting worse. Bruce stated that he will push for the roads to be paved in as many of the cul-de-sacs in lieu of Circle Pine if it came down to that decision.

A resident asked for an update on what is going on with the French property to the North. President stated that at this time there is not a lot of action going on with the property. Each transaction between ELS and the county requires a 30 day time frame. Our retained planner is preparing on our behalf.

Bruce requested of the membership to send him by e-mail any comments that they had brought up at the informational meeting required by Lee County and held by ELS in the North Fort Myers Recreation Center.

Resident wanted to know if she would be able to have the number of tables needed for an event. It was stated that ELS manager would purchase more tables for the event.

A resident stated her committee's frustration at not having enough space to store things. She would be glad to swap spaces with other committee's who do not need as much space. It was suggested that Lake Fairways had a meeting of the committee's to clean out and organize the storage.

A resident asked where he could get a copy of the HOA-II Bylaws. Bruce stated he could e-mail him a copy.

Motion was made and meeting was adjourned at 8:35PM

Respectfully Submitted,

Betty White, Secretary