

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 February 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.

No first-time attendees. There were 23 members in attendance.

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: Credits & Debits reviewed. Motion to accept: Heather Vetter, Second: Ron Thoreson. Accepted.

C. Committee Reports

1. **ARC-** HOAII is not approving or rejecting ARC forms. If you have an issue, complaint or suggestion, please use the Attention Request Forms. HOAII receives a copy of those so we can track progress.
2. **CERT-** Mike Gloss gave an update on smoke detectors residents signed up for in 2025. Almost all have been installed and will be finishing soon.
3. **BUILDING & GROUNDS-** Use Attention Request form if you see an issue.
4. **AMENITIES-** Use Attention Request Form if you see an issue.
5. **EVENT INSPECTIONS-** HOAII will not be inspecting the clubhouse after events. Dari keeps up on this, and event holders are given a packet of info with explanations.

6. **MEMBERSHIP**- We have 180 households out of a possible 582 households. Ongoing membership drive and members are encouraged to help with recruitment.
7. **FMO**- Senate bills still alive; encourage all members to join FMO and reach out to support the bills.
8. **French Property**- Lee County abandoned the development permit from April 2023; ELS could request a new one, but no activity for now. ELS attempted to schedule a meeting at Good Shepherd Church for 150 attendees; Meeting was cancelled. Ron will keep on this issue and update as he has additional information.
9. **Recent Legal Activity**- Issues with HOAII Attorney, shopping for new representation. Past representation issue is due to the prospectus change by ELS for payments.

D. Old Business

- Encourage everyone to join HOAII.
- Encourage FMO membership and support of Bill 703.

E. Liaison Meeting/Attention Request Form Activity

- Pickleball court- new net on 2/13
- Tree & brush trimming in RV lot- Joshua Tree working on it. President will ask management for a day to have RVs moved out to trim trees above them.
- Tennis court missing some fence rails- Not a priority for ELS
- Clubhouse DVD player- new one delivered 2/16
- Pub- Looking at March/April to open. Custom walk-in cooler will take 6-8 weeks.
- Kirkwood Electric Repairs- Almost complete. Working with manager on front outlets that keep tripping.
- Food Trucks- ELS wanted to take over from a resident. They no longer are interested. See Heino if you are interested in coordinating food trucks in the community.
- Sidewalk Repair- Two sidewalks at the front of community fixed due to tree roots.
- Bridge Board Replacement- Not for 2026; ELS determining budget and quotes.
- ATM- HOAII looking into placement in clubhouse; need to gauge interest and usage due to minimum transaction requirements.
- Cart parking at horseshoe pits- Will be filled in.
- Painting of speed bumps- President sent list to management.
- Sunshade for bocce court- Not a priority for ELS. Men's Club may assist with purchase and installation.
- Tree & Stump Removal- List given to management.
- Tennis Court- ELS will not fix the crack in the court.
- Recovering pool tables- Quotes being requested by ELS.

F. New Business Open to all HOAII Members

- Reminder to use Attention Request Forms so HOAII can monitor progress and track completion.
- Liability Insurance for HOAII & PLEHOA- Rates increased 28%, shopping for new coverage & determining purpose.

- Annual Report- Attorney filed for 2026, Secretary will handle for 2027.
- 2025 Tax Return- In progress.
- Purchase of Membership Meeting signs: Not to exceed \$300. Quote is for \$240 plus tax and shipping for 10 double-sided signs from Sign & Design. Motion to approve purchase: Heather Vetter, Second: Ron Thoreson. Approved.
- Zemel Road Landfill- Proposed incinerator, HOAII and PLEHOA are both interested in tracking this and will keep membership informed.
- Bylaws need updated; Committee may be assembled by members to review and update.
- HOAII will keep CERT budget and work with Mike Gloss on payments.
- The HOAII board will meet 12 months per year, instead of the usual 8 months.

Motion to adjourn: Ron Thoreson, Second: Heather Vetter. Meeting concluded at 8:02pm.

Submitted by,
Heather Vetter
HOAII Secretary