

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Gloss, Vice President
Leigh Ann Souhard, Treasurer
Heather Vetter, Secretary

Ron Thoreson, Director
Linda Baker, Director
Heino Puidak, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES November 17, 2025 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- Gary Nicolini, VP- Mike Gloss, Secretary- Heather Vetter, Leigh Ann Southard, Treasurer. Directors- Linda Baker, Ron Thoreson, Heino Puidak

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Nov. 1, 2025.

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirements of Florida Statute 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any 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 everyone to the meeting. There were no first-time attendees.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous month's meeting minutes. Motion: Linda Baker, Second: Ron Thoreson

Leigh Ann Southard, Treasurer, gave the financial report: CD earned \$580.39 in interest to date. Credits & Debits reviewed. Motion to accept: Ron Thoreson, Second Heather Vetter.

C. Committee Reports

1. **ARC/CERT-** HOA sponsored dance 12/6/25, \$10 per person, Beat Street Band. North Fort Myers FD was here 11/12 1-2pm for fire safety seminar. CERT trained some residents in AED and CPR; if interested in training or joining CERT, contact Mike Gloss.
2. **Membership-** Forms in November-Jan Whispering Pines, all tubes have been replaced or repaired. Thirty-seven homes have joined. Facebook post again in January. HOA Board will be contacting homes in Dec. for their assigned Cul-de-sacs, soliciting membership.

3. **FISH-** Heino encouraged attendees to get involved with FISH (Friends in Service Here). They provide medical equipment and rides to doctor appointments. If you are interested in joining or have a need, contact Heino Puidak.
4. **Event Inspections-** Linda Baker states all events have been inspected and passed satisfactorily.
5. **Building and Grounds-**Sod placed near pickleball courts to remedy gravel issue.
6. **Pool/Spa-** Pool deck was power washed, large heater is broken-repair TBD.
7. **FMO-** FMO membership form was in November Whispering Pines; encourage all residents to join. Biannual convention coming up with election of board.
8. **French Property-** Ron Thoreson has reached out to Lee County for an update, Property has not been sold and is not for sale. ELS has plans for the property, but no update has been shared.
9. **President's Report-** Board to review/approve budget; hesitance around approving a deficit budget due to low household membership. If the board is unable to secure enough HOA members, all groups/committees will be responsible for covering the liability insurance at the Clubhouse. Looking at Pub completion in Q1 2026. Lighting repairs to begin soon, custom light poles were the holdup per management.

D. Special Committee

No concerns or issues raised.

E. Old Business

- Need a board member to help with elections in January- Heather Vetter volunteered. Election box will be at 34-L, Ravines Ct.
- ELS will not be taking action to remedy the iguanas in the community.
- Jan Hippler is retiring from Whispering Pines stuffing; New volunteer needed. Contact Gary if interested.
- Gary is still waiting for Pass On fees and tax bills from ELS.
- Four golf carts stolen in Lake Fairways, Home Invasion in Lake Fairways, Attempted assault on sidewalk by Hwy. 41.

F. New Business Open to all HOA Members

- If you have issues with the gate attendants, let Gary or management know. Complaining on Facebook solves nothing.
- Four positions are open on the Board for January '26 election. If interested in running, fill out a form on ourpinelakes.com or request a form from a board member. All nominees are due by 12/19/25.
- Ice Maker area needs cleaned in the kitchen.
- Speeding is an ongoing issue.

Motion was made to adjourn the meeting at 7:53 p.m., second by Linda Baker, and accepted.

Submitted by,
Heather Vetter
Secretary