

Pine Lakes Homeowners Assoc. II, Inc.

Heino Puidak, President
Dennis Miner, Vice President
Leigh Ann Southard, Treasurer

Ron Thoreson, Director
Heather Vetter, Secretary

HOA II BOARD OF DIRECTORS AND MEMBERSHIP MEETING MINUTES May 18, 2026 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

1. Call Meeting to Order - time: 7:02pm. Pledge of Allegiance, moment of silence

2. Roll call of Directors: Vice President - Denny Miner, Secretary- Heather Vetter, Treasurer - Leigh Ann Southard, Director- Ron Thoreson.
Absent: President, Heino Puidak

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Jan 7, 2026.

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.

Presidents welcome: Denny gave the welcome; Heino is out ill.

Any first-time meeting attendees: Mitch & Marlene Jack.

A. Regular order of business

Heather Vetter: Secretary

- Does the membership want Minutes from previous meetings read?

Minutes from previous meeting were posted on bulletin board April 17 and online.

Motion to dispense with the reading:

Motion: Leigh Ann Southard, Second: Ron Thoreson Vote: Not read

Leigh Ann Southard: Treasurer

April Financial Report – Leigh Ann Southard

Motion to accept: Ron Thoreson, Second: Heather Vetter Vote: Accepted

B. Committee Reports

1. **Membership – Denny-** 220 households are members as of today, out of 584.
2. **FMO – Ron-** Legislation hung up in budgetary decisions re: property tax relief.
3. **French Property-** Ron- WINK News aired story twice on the community's concerns. No new development order has been filed to date.

4. **Recent Legal Activity** – Heino and Ron
- Retainer check mailed to Anderson April 27.

C. Old Business

Stop The Stink Committee – based out of Heron’s Glen. Heino is the Pine Lakes representative
By-laws review committee – If you are interested in helping, see Heino.

D. Liaison Meeting / Attention Request Form Activity

There was no Liaison Meeting on May 14 as Sandy left. Julie Flake is not up to speed yet.

- * Golf course grass clippings being dumped by bushes on Lake Loop, near empty storage lot.
4-30-26 James Andrews sent email to Sandy asking why?
5-5-26 – Andrews sent follow up email. What is the status or findings? Heino notified Andrews that Sandy has quit.
- * Drains at tennis courts need to be cleaned out so water can drain off courts.
4-12-26 – Resident submitted ARF.
4-19-26 – Heino checked, drains are loaded with leaves, etc.
5-15-26 – Heino checked, has not been done.
- * Siding? and large branches in lake behind 63-J.
3-27-26 – Resident submitted ARF.
4-19-26 – Heino verified. Probably siding, not far from shore.
5-15-26 – Heino checked, have not been removed.
- * Water fountain replacement near tennis courts.
10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.
4-17-26 – resident complaint received, what is replacement status? Heino responded, will add to list.
4-18-26 – Attention Request Form submitted by Heino.
- * Landscaping needs clean up on outside of Circle Pine, French property line to Grand Cypress.
3-15-26 – Resident sent Heino pictures of what they look at daily.
3-16-26 – Heino confirmed.
4-3-26 – Heino took more pic’s. Submitted ARF and sent pics to Sandy.
4-8-26 – Vendor will investigate, per Sandy 4-8-26.
5-15-26 – Heino checked. Nothing was done.
- * Door frame on exit door from Craft Room at Clubhouse is rotted – will not close.
3-19-26 – Resident submitted Attention Request Form. Heino confirmed.
4-8-26 – Vendor has looked at it. It is on the list for repairs, per Sandy 4-8-26.
5-15-26 – Heino checked. Nothing was done.
- * No electric at the tennis court billboard. Need it for ball machine.
3-25-26 – Tennis Assoc President submitted Attention Request Form.
4-8-26 – Per Sandy, Purchase Order APPROVED – vendor to repair.

- * Any update from Corporate or the engineers about the flooding on Grand Cypress, cul-de-sac 32?
9-11-25 - The engineers have looked at the areas along with lake levels and drainage. First step is scoping the drains that are handling that drainage service. If there is a blockage, it will be resolved. That is under po request now.

10-9-25 – Sandy’s response - I expect an estimate by the end of the week. Asset Management will review

and if agreed upon, it will move up through the approval funnel and hopefully go to contract.

12-11-25 – Sandy’s response - Asset Mgt has submitted a proposal to their leadership – cap X 26. It has not yet been approved.

3-12-26 update - Sandy: This is an extensive project, has not yet been approved.

4-8-26 update – No change in status.

5-15-26 update – At least one homeowner in that area has had drainage installed privately.

5-15-26 – Another resident submitted another ARF.

* Any updates on the clubhouse downspouts and gutter repairs outside craft room?

11-13-25 – Sandy’s response - Pending Contract Administrator

3-12-26 update from Sandy - Everything was done except the area by the ceramics. Have contacted the vendor to return and address.

4-8-26 – Per Sandy, bids are in hand from roofing vendor to repair.

* Tree, weeds and brush trimming in RV storage lot

2-12-26 update. Joshua Tree is handling this, in process. Limited to work because of RVs in the lot.

2-16-26 Membership mtg update – owners willing to move RVs to allow work. Heino to talk to Sandy.

2-26-26 update. Heino checked the lot for trees by RVs. Not an issue. Email sent to Sandy.

2-27-26. No more trimming to be done, but clean-up to be done after snowbirds leave.

3-12-26 update per Sandy: Will go in after more vehicles are gone and get rid of the old debris left behind.

4-8-26 – Per Sandy, will likely take place in May, it’s on the project list.

5-15-26 – Heino checked. Nothing was done.

* Updates to Pub

Per 2-12-26 mtg, assume rough-in Electrical and plumbing inspection passed. Waiting on custom built walk-in cooler and staffing. Sandy estimates maybe end of March – we think April if lucky.

3-12-26 update per Sandy: Likely mid-April. ELS is posting jobs, preparing schedules and will have at least 2 weeks of training to do once the contractors are out. The walk-in cooler was installed 3-12.

4-8-26 update per Sandy - 2-3 weeks of work then reinstall all kit equipment and furniture INSPECTION, staffing will drive opening date. Vendors working daily- accepting applications and trying to conduct interviews- many No Shows.

* Replacing boards on bridge

May 2023. On Liaison Issues List.

2-12-26 update. ELS has not approved any repairs. Some quotes were done.

3-12-26 update – No change in status.

4-8-26 update per Sandy – no approvals to date.

* Painting of speed bumps

2-12-26 update. Sandy thought they were all done. Heino sent list 2-16-26.

2-17-26 update. Work to be done after season, late April.

3-12-26 update – No change in status.

4-8-26 update per Sandy - late April/May- on the projects list

5-15-26 – Heino checked. Nothing was done.

* Tree and stump removal

Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.

3-12-26 update per Sandy: Needs the list from Heino.

4-2-26 – List delivered to Sandy's office.

4-8-26 update per Sandy -Arborist assisting with review and prioritization, pricing and budget planning. I don't see it being completed in this budget year.

* Re-covering pool tables

Per 2-12-26 mtg, waiting on quotes.

3-2-26 update. Quotes received. \$1,890 to recover both tables.

3-12-26 update per Sandy – Will submit for 2027 capital expense budget. Per Heino, pool players say that quote is high, would like to get additional quotes. Sandy said OK.

3-30-26 – Heino sent Sandy email asking which vendors already quoted.4-6-26 update per Sandy – Only one quote received – Heino has a copy.

4-16-26 – Heino sent email to Al Solvang, Billiards League leader, to discuss.

5-15-26 – Heino talked to pool player John Graverson. This was discussed with ELS November of 2024. He submitted ARF Oct. 8, 2025, to re-cloth. Heino will send name of person who did these tables last time, phone number and cloth required to Julie Flake so she can schedule him to visit and quote job. Price should be around \$450 per table.

5-18-26 - Heino sent email to Julie re: this project, vendor name and number, cloth type, etc.

* Tennis courts missing some fence rails and crack in court

2-16-26 update. Not a priority for ELS. No work planned per Sandy.

3-12-26 update per Sandy: Will be submitting a project request for the rails for the 2027 Cap-X budget.

4-6-26 update per Sandy – no further update.

* Sunshade for shuffleboard courts

3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X '27.

3-30-26 – Heino sent email to Sandy to go ahead with project based on resident responses.

4-6-26 update per Sandy – no further update.

* Water leaking from ceiling into the theater and veterans' closets in storeroom behind clubhouse stage.

3-10-26 – ARF submitted by Theater chairperson.

3-11-26 – Heino checked it out. Legit problem.

3-12-26 – Ron said it's an A/C drain that appears to be the problem. Sandy will investigate.

4-6-26 update per Sandy – pending vendor estimate.

4-8-26 – Theater group submitted another ARF – water still leaking into closet.

* Carpeting in clubhouse Activity Room needs to be cleaned or replaced.

3-12-26 – Presented by Bob Godek.

3-12-26 – Sandy states she will have it cleaned after this season.

4-6-26 update per Sandy – will likely be cleaned in June.

* Pool signs re: saving chairs and moving furniture removed from gate.

3-11-26 – Heino took photo of signs on one gate.

3-12-26 – Heino found signs removed.

3-13-26 – Heino sent email to Sandy for answers. Can we order signs for each gate?

3-13-26 – New signs are coming per Sandy.

4-6-26 update per Sandy – no further update.

* New or more chairs in pool area.

3-10-26 – Email from Sandy - Will be submitting a cap-x project for replacing poor condition and adding additional new chairs in 2027.

3-13-26 – Heino, Sandy and Pool Committee met. Sandy is open to clubs buying more chairs. She is open to putting in 2027 capital budget for more chairs. Question arose – how many can we put out there.

3-16-26 – Heino sent email to Sandy. Let us know cost for more chairs. Clubs may fund.

4-6-26 – Sandy sent email with total # seats allowed. Waiting for quote for replacements from Suncoast Furniture.

4-7-26 – Received quote from Sandy for new pool furniture. 36 – 18” high, stacking chaise loungers, 13

stacking chairs, 42, 42” round tables – About \$47,000 - \$52,000.

4-16-26 – Heino sent email to Sandy, quantities appear to be wrong.

4-16-26 – Heino sent quote to Sherry on Pool Comm if they want to fund some. Never heard back.

4-23-26 – Rich Pacewic did a lot of work. We will submit cap ex request to replace the allotted 42 chairs and 36 loungers and add 30 more chairs. Also requesting better quality than current. Maybe like LF.

* Street light (black) not working on PL Blvd, by Court 3.

3-30-26 – Heino submitted ARF.

4-6-26 update per Sandy – no update.

5-14-26 – Heino checked, has not been fixed.

* Electrical contractor work – Kirkwood Lighting - lighting and outside outlets near landscaping

Per 2-12-26 mtg, almost done with lighting work. Sandy thinks all outlet issues are resolved. Ron does not. Gloss says there are still issues per Gary and Becky 2-13.

2-13-26 update. Ron provided ELS with documentation on how to resolve the problems.

3-12-26 update per Sandy: Ron’s info has been shared with vendor, and we will address what else is needed down the road. We have other priorities right now.

4-6-26 update per Sandy – this is happening.

Completed Items – Hooray!!!

* Loose stainless handicapped safety rail at east end of bocce courts.

2-11-26 – Attention Request Form submitted by resident.

2-19-26 - 2nd Attention Request Form submitted by resident.

3-6-26 - Heino confirmed, rail is still loose.

3-12-26 update - Sandy: Work order submitted

4-8-26 – Per Sandy, work order submitted, she will follow up 4-8-26.

4-26-26 – Heino checked – repaired. DONE.

* ELS owned property at 41-M is a major eyesore. Needs power wash and gutter clean.

3-30-26 – Resident submitted ARF.

4-3-26 – Heino turned in Attention Request Form and sent pic’s to Sandy.

4-4-26 update from Sandy – House is on demolish list. Waiting for approval.

5-15-26 – Heino checked. Someone power washed siding. Looks much better. OK for now.

* Fans under green awning at pool do not work.

3-24-26 – Resident submitted Attention Request Form.

4-3-26 – Heino confirmed 2 of the 3 do not work.

4-8-26 – Per Sandy, work order has been entered.

5-15-26 – Heino checked. Fans were either repaired or replaced. DONE

* Pool concrete cracked where caution tape is now. Someone has fallen here.

3-11-26 – Heino observed and added to this list.

3-12-26 – Sandy said repair has not yet been approved by ELS.

4-6-26 update per Sandy – pending contract approval.

5-5-26 – DONE, new concrete installed.

* Trees or brush at PL golf course hole #17 need trimming.

4-19-26 – Resident brought it up. Has submitted several ARF's. Heino to follow up.

4-22-26 – Heino sent email to Dari as follow up.

4-23-26 – Email from Dari – Different form to be used. Email from Raina – get names when tracking. Heino to get copy of form and post on FB and talk about at HOAII mtg.

5-15-26 – Posted form on Facebook and requested form be added to ourpinelakes.com website.

E. New Business -

* Denny – New Florida Permit law: New law in effect that improvements under \$7,500 don't need permits unless it's electrical, plumbing or structural.

* 2027 Capital Expenditures submitted.

Heino has called & emailed Julie Flake to confirm she wants a list from us. PLEHOA President Bob Godek says 7-8 items but wasn't sure. This is what we plan to submit as our list:

Fix flooding issues on Grand Cypress and other cul de sacs where rainwater does not drain into ponds.

Replace boards on the bridge between the clubhouse and Eagle Trace.

Replace blinds on doors and windows in clubhouse.

Acquire new and more pool furniture. Higher quality than current.

Sunshades for shuffleboard courts.

Sunshade for bocce court that was destroyed or replace both ends.

More toilet paper and paper towel dispensers at pool bathrooms and tiki kitchen area (not expensive but needs to be done).

* Need help with Welcome Committee. Will train, Bev Thoreson.

If you have an issue with the golf course, please direct it to the Pro Shop or front office; HOAII has nothing to do with the golf course.

CERT NEWS – Mike Gloss: Be hurricane ready; Get signs for your home if you stay.

Any other member issues. Open to all HOA Members

People are leaving the pool gates open; please shut them after you enter/exit.

Pass-On fees/Property Tax division: We have been trying to get this for years, but ELS will not disclose the information we request.

Paving/Potholes: Will add to the Cap-X budget list.

Who Cleans the driveway drains? Denny will investigate it.

Are trees going to be trimmed pre-hurricane season, like in the past? We will ask.

Motion to adjourn: Ron Thoreson Second by: Heather Vetter

Adjourned at 7:57pm.

Submitted by,

Heather Vetter, HOAII Secretary