

PINE LAKES ESTATES HOMEOWNER'S ASSOCIATION, INC.

PINE LAKES HOA II
10200 PINE LAKES BLVD.
NORTH FORT MYERS FL 33903

April 29, 2021

Leslie Register
Equity Lifestyle Properties, Inc.
4300 W. Cypress Street
Suite 400
Tampa FL 33607

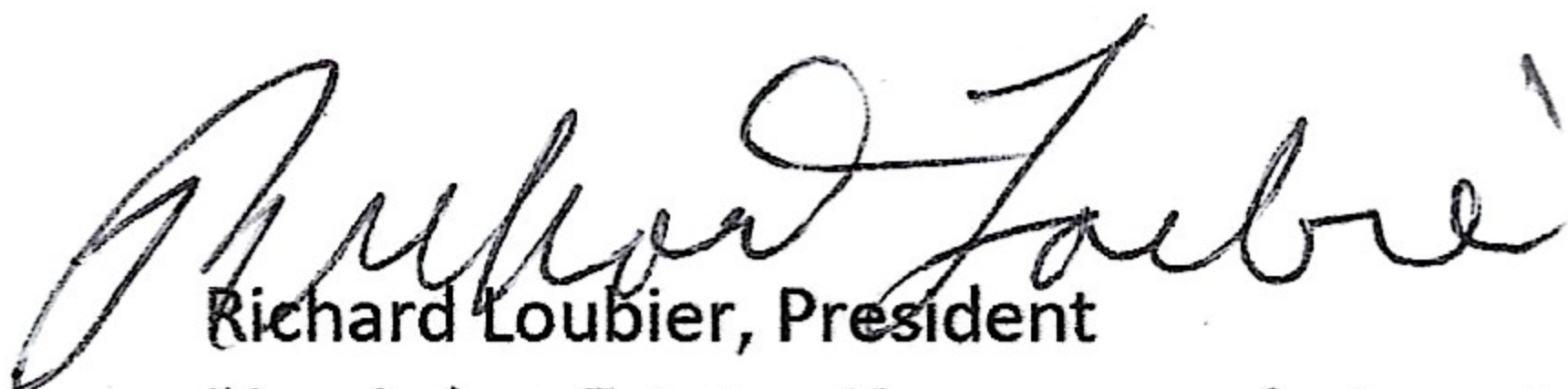
Dear Ms. Register:

At the informational meeting on February 3, 2021, you requested a Requirements List that would ease the transition to development of Pine Lakes II on the French Creek property to the north of existing Pine Lakes Country Club. If you need any additional clarification of any items on the List, please contact both HOA's.

The enclosed listing of Requirements is based on resident input from the five community information sessions that were held in March 2021. The Pine Lakes residents realize that this community is now nearly 40 years old and many of the current amenities are aging and failing to perform. Rather than constant repair, the residents hope that a replacement plan would be established outside of the CAP X BUDGET, expenses covered by ELS/MHC as part of routine replacement and not billed back to residents. The current Pine Lakes Country Club community requires confirmation that the proposed expansion will be compatible as a 55+ community.

We look forward to working with you to realize many improvements and replacements to the existing Pine Lakes Country Club.

Sincerely,



Richard Loubier, President
Pine Lakes Estates Homeowner's Association, Inc.
Hardyalma43@gmail.com



Bruce Wrede, President
Pine Lakes HOA II
WredeHOAII@outlook.com

Copies: Jeffrey Belle, General Manager Pine Lakes/Lake Fairways; PLEHOA Board members; HOAII Board members

**PINE LAKES COUNTRY CLUB - HOAII AND PLE HOA
REQUIREMENTS LIST
April 29, 2021**

GATE

Resident lane, preferred with transponder technology
Longer gate entry lane
Longer turn lanes off 41 due to increased traffic
Digital resident directory via laptop access link to ELS/MHC file
Operational security cameras
Traffic signal

ROADS

Upgraded due to increased traffic and up to current code
Wider streets that meet current code
Pedestrian and bicycle lanes/sidewalk
Circle Pine wide enough with a golf cart lane due to traffic & safety

CONSTRUCTION/EXPANSION

Separate entrance for construction vehicles
Pest control coverage paid by ELS/MHC for properties impacted by construction (snakes, rats, etc.)
Provide security plans during construction (for expansion and for existing PLCC)
Compatibility with current cul-de-sac design
Compensation for amenities closed during construction/remodeling

EMERGENCY SHELTER

Evacuation plans and planned route out of PLCC
FL statute covering manufactured home communities require a hurricane shelter

DRAINAGE

Impact on storage area drainage
Current drainage issues on Grand Cypress and Hidden Hills

CLUBHOUSE

Upgrade entire clubhouse building interior
Occupancy & capacity increase to total of 500 for ballroom & activity wings
Kitchen upgrade
Remodel restrooms
New stage lighting
New sound system
Free WiFi available at Gate and in the Clubhouse

SEWER & WATER

Impact on current system
Odors from sewer
Construction impact
Does system meet current code

PUB

Outdoor covered seating/dining area
Increased indoor seating capacity
Larger restrooms
Remodel bar area to different location
Kitchen remodel/additional space

PARKING

Additional for events and activities
Add more handicapped parking

RECREATIONAL AMENITIES

Additional Pickleball courts – adding 2-4 courts
New water-aerobic swimming pool & hot tub as part of planned expansion
Expanded shuffleboard area
Expanded Bocci courts

COMMUNITY SECURITY

Upgraded and increased outdoor safety lighting
Security cameras as need within current and expanded PLCC community
WiFi access for the community gate building

**The above list has been compiled from resident information meetings held in March 2021.
This list is not final or complete based on any future Statute changes and community needs that may surface and need to be addressed.**