

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES – DECEMBER 13, 2021
Pine Lakes Clubhouse Ballroom

The Board meeting was called to order at 7:00 PM in the Clubhouse Ballroom. No flag in ballroom, no pledge of allegiance. President Loubier welcomed two new members who introduced themselves. In addition to President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, ARC Director Bob Godek, and Secretary Cindy Ahrens, there were 24 members present.

SECRETARY Ahrens read the November 8, 2021 Board minutes; motion to accept by Saniti/Heier, motion carried. Approved minutes of November 8, 2021 will be posted on the official bulletin board and posted on the web.

TREASURER Saniti read the current financial report; motion to accept by Loubier/Heier, motion carried. Monthly finance report is posted on the official bulletin board.

LIAISON REPORT from November 11, 2021 meeting were reviewed by Loubier and are available on the PL web page. PLE issues were addressed.

ARC REPORT Godek reported there were 8 requests in November, and all were approved. Question from member about property that made several changes but not on the approved list – the issue is being addressed by the Board.

UNFINISHED BUSINESS

Board Election February 14, 2022: Pam Krohn submitted her written report which was read by Matt Heier.

Nominating Committee Report: Monday, February 14, 2022, 7pm is our annual member meeting. Candidates for the board of directors for 3 open positions are Cindy Ahrens, Wendy Saniti, and Robert Godek – all meet qualifications. The Pine Lakes Estates HOA 2022 Nominating Committee members are Pam Krohn, Chair; Lynn Walker; Vicky McDonald, Nancy Easton and Laura Nicoson.

Status of ELS Expansion: Matt Heier thanked all who attended the HEX zoning hearing on December 1 and reviewed current status. Awaiting the decision from Hearing Examiner on the re-zoning. ELS has also submitted an ADD2021-00147 to increase access to new development from PLCC from one to three. Ron Thoreson has just posted 12/13/21 on Facebook the notice of public meeting required by Lee County (similar to the June 16, public meeting) for public comments on this addition. Date is Thursday, December 16, 2021, 3-4:00PM at the Caloosa Sound Convention Center, Salon AB (1375 Monroe Street, Fort Myers (downtown)). PLCC residents are encouraged to attend and wear green again.

NEW BUSINESS

Pine Lakes/ELS Manager Update: Loubier reported that manager Jeff Belle has resigned; until new manager is selected, Vianney White will cover Pine Lakes in addition to Lake Fairways, and **Natalie Philabaum, Regional Manager** will also be available 2 days/week. Uncertain on future Liaison meetings until new manager appointed.

Annual Meeting February 14, 2022: Ahrens reminded all of the annual meeting and the need to submit any mailing address changes to ELS before end of December. Annual Meeting notice will be mailed to current address in January.

Resident Photo Album: Ahrens reported that the 2018 album was coordinated by HOAII and the HOAs have been rotating coordination every 5 years. Next album would be done in 2023 by the PLE HOA. Question raised if this type of project is still needed and if PLE can assemble a committee to handle in 2023. Item will be added to the agenda for the Feb. 14, 2022 Annual Meeting for discussion/decision.

ISSUES FROM RESIDENTS

Rick Saniti, new Men's Club President, announced that there will be a 2021 Phone Directory published by the Men's Club. Members should submit any changes to their listing on the form available on the PL web page ASAP.

Question if there is an ELS budget for maintenance (e.g. pool, roads, etc) – available to members?

Pine Lakes Pool issues: water now turning green, pumps not working, water level too low, heater not working. Loubier will schedule meeting with Vianney to discuss, Steve Benedict and Tim Bowers will join him at the meeting.

Issue of vehicles (autos & golf carts) not stopping at the 4-way intersection at Pine Lakes Blvd & Circle Pine.

Question on what work is included in the Joshua Tree contract for the landscaping.

Three of the Shuffleboard court lights are out and there is play scheduled for evening of 12/14/21. Loubier will report in the office.

ADJOURNMENT Motion by Loubier/Heier to adjourn at 8:02PM; next Board meeting is January 10, 2022, 7:00PM in the Clubhouse Ballroom.

Reminder of Annual Meeting, Monday, February 14, 2022, 7:00PM in Clubhouse Ballroom.

Cindy Ahrens, Secretary