

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING MINUTES – FEBRUARY 14, 2022, 7:00PM  
CLUBHOUSE BALLROOM

The Annual Members' meeting of the Pine Lakes Estates Homeowners' Association was held on February 14, 2022. President Dick Loubier called the meeting to order at 7:05PM in the Ballroom of the Clubhouse. Pam Krohn, Nominations & Election Judge, reviewed the submitted Proxies and combined with the membership present was able to state that the specified quorum had been met and the Annual Meeting could proceed. She also introduced the election volunteers: Lynn Walker, Vicki McDonald, Nancy Easton, and Laura Nicoson. Board THANKS to Pam and the team!

Board members present were: President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and Director Bob Godek. There were 75 members present.

President Loubier called for any Director nominations from the floor three times. With no floor nominations, meeting proceeded.

Secretary Ahrens read the Proof of Notice of the Meeting from the Affidavit of Mailing and Posting of Notice to Lot Owners which was notarized on January 20, 2022 (posted on official bulletin board).

Secretary Ahrens read the minutes from the previous Annual Meeting held on February 10, 2020. Annual meeting of 2021 was not held due to COVID and HOA Emergency Powers. Motion was made and seconded by Wendy Saniti/Matt Heier to accept the minutes, and was passed by the membership.

Secretary Ahrens read the minutes from the previous Board Meeting of January 10, 2022. Motion was made and seconded by Wendy Saniti/Matt Heier to accept the minutes, and was passed by the Board.

**President Report:** Dick Loubier reported on some updates from the recent Liaison meeting. Manager Update: ELS is continuing search for a new community manager. Pool Update: Repairs on the pool continue, projected re-opening is March 1 or earlier if approved.

**Treasurer Report:** Wendy Saniti reviewed the annual Profit & Loss report for January through December 2021 and the monthly bank report ending in January 31, 2022 (posted on the official bulletin board). Motion to accept both reports was made & seconded by Dick Loubier/Matt Heier; and was passed by membership. Members may request copies of any of the financial reports from the Treasurer. Reported that all fees have been paid with the exception of three properties.

**Secretary Report:** Nothing additional at this time.

**ARC Director Report:** Bob Godek reported that there were 5 new requests for improvements since the January Board meeting, all have been approved. In 2020 there were a total of 25 requests, and in 2021 there were 32 requests; all were approved except for one request.

### **New Business**

a) Election of Directors: Per legal opinion since there were no nominations from the floor, there are 3 open positions with 3 current Board member candidates; the 3 candidates are elected by Acclamation (Cindy Ahrens, Bob Godek, and Wendy Saniti). All election materials will be retained for 1 year.

b) Waiver: The Florida Homeowners' Association Act requires Associations with receipts in excess of \$500,000 to obtain a year-end audit, but gives the Association the ability to prepare a financial report of cash receipt and expenditures or compiled financial report in lieu of obtaining an audit if approved by a majority of the Members. By adoption of this item, the members hereby waive the statutory year-end financial reporting requirement for an audit and permit the Board to present the year-end financial states in a reviewed format for the fiscal year ending December 31, 2021.

Vote Counts:

109 In favor of waiver  
10 Opposed to waiver

c) Pine Lakes Country Club photo album: Secretary Ahrens reported on history of the photo albums, produced every 5 years, alternate HOA production committee (HOAII & PLE HOA). The next issue would be planned for 2023, work to be done by a PLE HOA committee. Is there membership interest in continuing the photo albums (YES) and if so, then need volunteers. Several volunteers signed up and will be contacted when a committee meeting is scheduled; work will begin in 2022 to locate & contract with a photography company that produces the large church/community photo albums, a budget if there are costs, dates scheduled for space for the photos, information/flyers distributed to community, with photos scheduled for February 2023 with aim for albums delivered by end of March if possible.

**Membership Concerns**

Request for update on the French property expansion of the 3 access points. President Loubier reported that there is a Special Board Meeting scheduled for February 28, 2022, 7:00 PM in the Living Room (no larger space available). Information from Beverly Grady, attorney hired to address the access points, will be shared. Information on status of the expansion will also be shared at every regular Board meeting.

**Adjournment**

The Annual Meeting was adjourned at 7:40 PM.

The next Annual Membership Meeting will be held on Monday, February 13, 2023, at 7:00PM in the Ballroom.

There is a Special Board meeting scheduled for February 28, 2022, 7:00PM in the Clubhouse Living Room to share information on the access points off Circle Pine.

The next regular Board meeting is scheduled for Monday, March 14, 2022, 7:00PM in the Clubhouse Ballroom.

Cindy Ahrens, Secretary