

Pine Lakes HOAII

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Pine Lakes PLEHOA

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To All Pine Lakes Residents,

This letter is to inform homeowners in Pine Lakes the current status of the ELS intention to purchase the French family farm located north of our community at 10031 French Creek Lane, for the purpose of expanding Pine Lakes Country Club with approximately 369 additional homes. ELS has submitted an offer to purchase the land pending re-zoning. The farm is currently zoned as agricultural, but the property is listed by Lee County's long-range plan as an upcoming Suburban zoned property area. We have strong reason to believe that the zoning change request will be approved due to these two major reasons:

- 1) ELS intent to expand the number of homes is consistent with the County's long-range plan as an upcoming Suburban zoned property area.
- 2) The current owner's most recent available property valuation has an appraisal value of \$72,872.00. This small appraisal is against the increased value of the purchase price of \$8,995,000 and would represent a major increase in tax revenue to Lee County.

On February 3, 2021, at ELS request, HOA Presidents Ron Hovet and Dick Loubier along with two additional HOA members from both HOA's, met with Leslie Register, ELS Vice President, Natalie Philabaum, ELS Regional Manager, and Jeff Belle to discuss the ELS desire to purchase the property and expand Pine Lakes. The purpose of the meeting was to find out what they could do to make this an easy expansion. We discussed the concerns we had but would not give them our written priorities or a definite answer to what our needs will be. It was basically a fact-finding meeting, but we agreed to give them some type of response in a few weeks.

Since that meeting, action items have been taken on both sides. On February 5, 2021, ELS filed a Planned Development and Zoning Change Application with Lee County. On February 8, 2021 HOA and PLEHOA representatives met to discuss the situation, create a dedicated committee to address the issue, and begin plans to gather information and notify residents. On February 9, 2021, the Pine Lakes Committee met to develop a plan of action.

In summary, since it is our initial belief that fighting the zoning change probably would not be met with a successful outcome for us, the Committee will resolve that all efforts will be focused on stopping or least minimizing any negative impacts to our existing community and to further pursue enhancements to our existing community, such as a new Clubhouse and Pool in the new community, road repaving, Pub expansion, increased entrance area at our current gate, additional tennis courts, pickleball courts, bocce courts, horseshoe courts, etc. We will continually attempt to keep everyone up to date in the future via the Pine Lakes website (www.ourpinelakes.com), the Whispering Pines newsletter, emails, and hard copies placed in the tubes. If anyone feels they have expertise in negotiations, city/town government, legal or politics, we would like them to come forward to discuss where possibly they can help. We will need residents for any public hearings - to show that we all care about this expansion and want to express our concerns. We plan to utilize all resources available, including our FMO Representative, Ron Thoreson, the HOA II legal advisor, Bob Burandt, and the PLE HO A attorney Christina Harris Schwinn, as well as our Pine Lakes homeowners to insure we have covered all our bases and obtain the most optimum benefit to our community.

If you wish to volunteer to help or have experience in lobbying, government, politics, letter writing, etc., please contact any of the HO A Board members listed in front of the Phone Directory or on the CH bulletin boards.



Ron Hovet, President HOA II



Dick Loubier, President PLEHOA

Dated February 13, 2020