

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Gloss, Vice President
Leigh Ann Southard, Treasurer
Heather Vetter, Secretary

Ron Thoreson, Director
Linda Baker, Director
Heino Puidak, Membership

HOA II BOARD OF DIRECTORS MEETING MINUTES

April 21, 2025

PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

A. Meeting called to order- 7:02 p.m., followed by Salute to Flag and moment of silence

Roll call of Directors: President- Gary Nicolini, Vice President- Mike Gloss, Secretary- Heather Vetter, Leigh Ann Southard- Treasurer, Directors- Linda Baker, Heino Pudiak, Ron Thoreson

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse April 5, 2025.

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. This is a business meeting for the HOA. As such, any noticed by e-mail and placed on the board in the lobby. The meeting of the Board of Directors may be recorded under the requirements of FL St. 723. The meeting may not be broadcast or reproduced or copied without the consent of the Board.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes, minutes reviewed by board prior to meeting and no changes were needed. Minutes posted online.

Leigh Ann Southard, Treasurer, gave the treasurers report- monthly balance report: \$40,543.34. Legal Fund \$41,534.82. She will get additional information from previous Treasurer, James Andrews.

C. Committee Reports

1. **ARC/CERT-** Mike Gloss spoke about hurricane preparedness and procedures for homeowners. Non-evacuation forms available in addition to "Home" and "OK" signs for windows. Looking into a hurricane prep. session for homeowners in May or July.
2. **Membership-** Heino reports we have 193 paid members, or 33% of our residents.
3. **Event Inspections-** Linda Baker states all events in the clubhouse have been expected and one issue was found; she will speak with that club on the requirements of putting equipment away.
4. **Building and Grounds-** Some trees have been trimmed, others scheduled to be.

5. **Pool/Spa-** The pool was sandblasted and some residual sand may be felt for a few days. Pool company will increase their cleaning of the scrubbers to twice monthly.
6. **FMO-** Ron reported that FMO sent a Watchdog memo to all members for upcoming voting on low-income assistance allocation. FMO dues will increase to \$40; sign up now if you haven't already. Nothing new on the French property addition to report.
7. **President's Report-** A new manager has been hired; Sandy Gorie. She is in training but should be onsite within the month. Gary isn't making headway with Julie/Kelsey on bocce court issue, so will follow up with Sandy. He has also spoken with Julie about lot rent increases. Bev Thoreson is new lead of Welcome Committee; Gary will get her the information from previous lead, Jane Vogel. The Men's Club is putting 2 tickets to 2 shows in each new resident's welcome pack to encourage community involvement.
8. **Special Committee**
No concerns or issues raised.

D. Old Business

1. HOA and Legal Fund CD: Gary has been exploring the available options to invest the funds in a CD. He brought info from 2 institutions and will gather more. The board voted unanimously to invest the funds and will reconvene when Gary has more investment options to share.
2. Membership: Board is deciding whether to go door-to-door or utilize mailbox tubes for HOA information and membership drive.

E. New Business Open to all HOA Members

1. Hate crime video is online; please review and notify an HOA member or the detective in charge if you recognize the person.
2. State tie-down program is still active and we are on the list. FMO has \$2.7 million allocated to this; includes all leases land homes.
3. Utilize electronic/credit cards for dues payment; Leigh Ann will look at getting a Venmo account tied to HOA account to accommodate those who wish to pay electronically.

Motion was made to adjourn the meeting at 8:13 p.m., seconded, and accepted.

Submitted by,
Heather Vetter
Secretary