

## TUESDAY, AUGUST 9, 2022 LIAISON MINUTES

### 2:00 PM – Clubhouse Living Room

#### ATTENDEES

HOAII: Mike Hayes, Gary Nicolini, Mike Gloss, Ron Thoreson, Bruce Wrede

PLE HOA: Cindy Ahrens (Recorder)

ELS: Jason Myers, Crissy Betancourt

#### Updated agenda and Jason status reports on issues.

#### Immediate issues:

- Mike Gloss has not received reimbursement for the AED pads (reminder from July liaison minutes).  
Hey Mike, somehow the copy of the receipt was not processed will you send another copy to Crissy and she will follow through with getting you payment.  
[Copy of receipt given to Crissy to process.]
  - Mike Gloss submitted: I have received several complaints about Diamond Security employees that work the midnight to morning shift. They are rude, sometimes sleeping and several times they are away from the guard house when residents are returning from work early in the morning and they have to sound their horns to get the guard to open the gate. Diamond Security should be notified so they can correct the offending guard at Pine Lakes.  
I have notified the owners of Diamond and they will address all concerns accordingly.
- 1) **Status of ceiling tiles and walls in kitchen storage area & the HOA records retention room?**  
Work is currently underway. Crissy will notify both HOAs when record room has been completed end of August. Storage room was repaired and still has minor leaks. 8/1/22 notified roofer we still can not replace tiles until they have completely fixed this issue. ETA unknown.
  - 2) **Hedge along path to Eagle Trace bridge needs to be trimmed.**  
Scheduled to be removed end of August 2022.
  - 3) **Status of hot tub.**  
Up and running; awaiting Department of Health inspection. Still have the fence rebuild and deck painting project set for September.
  - 4) **Status of repair of the awning in Pool area.**  
*Question from Konetzny: Can someone please check to see if all holes were patched/repaired? Last time I looked, some were patched but there were still other areas with holes.*  
Will place on maintenance list for continued maintenance; supervisor from LF will be checking.
  - 5) **What will new Pub hours be going forward.**  
7 days a week 8am to 8pm is the goal; definitely should be full schedule by season.
  - 6) **Status of the small number signs at entrance to each cul-de-sac.**  
Installed and completed (printing by Stinger).
  - 7) **Status of new street sign for Broken Woods.**  
Currently underway, no ETA for completion.
  - 8) **WiFi in the Clubhouse.**  
Proposal pending approval from Chicago. Has been approved for Jan/Feb budget, actual date uncertain.
  - 9) **Status of Resident Concern forms.**  
Still continue positive communication with all residents. Thanks to everyone for support and working with Jason and the team to best resolve the concerns in a timely manner.  
No change, continue to work with Crissy moving forward with concerns.
  - 10) **With rainy season here, status of the drainage issues.**  
No change, continue to clear drains and manage water as needed.
  - 11) **Has drain been cleaned on Ravines Ct?**  
*Question from Konetzny: What are the specific plans on re-shaping the landscape? This is a very important problem for Ravines Ct residents.*  
No formal plans have been written up.

- 12) **Multiple resident complaints re summer Tree property condition.**  
Continue to work as a team to gain progress with these challenges. Work with Crissy to best communicate.
- 13) **Status of road paving for #41-46 and the driving range road.**  
***Question from Konetzny: Is the week of August 22 still good for road repaving?***  
Set for August 15 to the 20; dates confirmed.
- 14) **Status and timing of cleaning the ballroom floor.**  
*Scheduled for the week of July 25-29. Will have the info posted soon.*  
Completed with a power cleaning.
- 15) **Status of replacement of first aid items in box at pool**  
Cintas has been approved to take over our First Aid program. Will be switched out in the near future; contract has been signed.
- 16) **Discuss on new procedure for golfers entering Pine Lakes during season.**  
Dave Leonard will be implementing program upon seasonal needs.  
***Question from Konetzny: Is the October period still good for implementation of new procedure?***  
Yes, walky talkies have been ordered, guards have been notified.
- 17) **Status of metal roofs on Pine Lakes homes. Same; mention of possible “flower” shaped installations on roofs.**  
*Involves change to prospectus per submission to the DPR, Jason suggests discussion and polling members at annual HOA meetings regarding roofing materials. If PLE HOA revises Declaration, may look into additional roofing materials. Mike Gloss had looked into roofing costs: \$35,000 for metal roof, \$25,000 for aluminum roof, he found a vendor at Fleamasters (Full Remodeling Services Orange 81) that has composite roofing, can be purchased to imitate shingles, 50-year warranty, cost is \$10/square foot for size of our homes for less than \$15,000. Visit Fleamasters and find the booth. No change from management pending community discussions. Ron Thoreson suggested tabling the issue until more residents are present for a discussion/input.*
- 18) **Status of Neighbor helping Neighbor project. Same**  
*No response from the Whispering Pines HOA article about volunteering for this project. Perhaps later in fall when more residents are available for volunteering.*
- 19) **Status on Neighborhood Watch program. Same**  
*No information from residents and patrols are pending a start date from vendor. Should be soon, Jason will let Liaison know when patrols have begun.*
- 20) **Eagle Trace bridge boards need help. Same**  
*Jason has under consideration, will notify Liaison later in October when he has a better timeline for this type of project. Hope to consider replacement of some of the boards, needs to find material the exact same size as current boards. Replacing all the boards is a BIG project, perhaps not until 2024 budget.*
- 21) **Status of Robo calls. Same**  
*The ROBO call system will be used for emergencies, email blasts are under consideration for rule notification or community updates (ie. Pool closures, Pub hours changes, etc). Jason is working with the administration team to find out how to best implement email process. Crissy is taking the lead for email notice to residents.*
- 22) **Suggestion for a blinking yellow light on 41 to slow traffic heading into and out of Pine Lakes (Gary Nicolini).**  
*Jason stated this would be an FDOT decision. Ron Thoreson will contact Derek Roark (HOAs hired Transportation Engineer) to ask him to interject the possibility of Caution Signals to FDOT while they are resolving the entrance egress issue placed before them by Lee County Zoning Board. Ron feels the issue is a safety one, but gets a bit outside of the HOA Liaison relations. The safety issues along 41 should be a mutual concern of both ELS and the HOAs surrounding the French property development and the increased safety fears on 41.*  
Have not heard about this proposal moving forward. Would table this till next meeting when we get more info.  
Jason encouraged that both HOAs stay on top of this issue.
- 23) **Tiki Hut repair in pool area (Gary Nicolini). Same**  
*Scheduled for September.*
- 24) **Polyurethane coating on Tiki Tables (Gary Nicolini). Same**  
*Jason said a good call out and will place on the list during the pool work in September. Several items will be handled in the pool area –pool kitchen, smaller thatch tikis.*

- 25) **Pool umbrella tables still broken (Gary Nicolini).** Being repaired should be back shortly.  
*Jason reported this is a warranty issues, sending all to be repaired, no ETA.*
- 26) **Golf course and hiring of Dave Leonard as the new Golf Pro/Director.** Same  
*Review of big plans for the golf course, hiring more Rangers, working with both PL & LF.*
- 27) **Frenchmans Court street sign hidden by trees (Bob Godek).**  
*Jason will have trees trimmed ASAP. Scheduled or completed. Scheduled.*
- 28) **Guard shack feeding the ducks and ducks in the shack (Dick Loubier).** Same  
*Jason has spoken to the staff member that expectations are to never feed the wildlife.*
- 29) **Would like to see more Pub info on the back or front of the ELS monthly calendar, maybe meal specials, events, etc. (Cindy Ahrens).**  
*Brian has not assigned this to a staff member yet. Would expect to see more communication from Drian and Crissy moving forward.*

Additional notes from Jason on July Liaison Minutes:

- Pool improvements coming soon. We plan on painting the pool deck prior to September. I will be using a thermos-cool paint to help improve/reduce the heat along with a lighter color to brighten up our poolside. Plan to have this coordinated with the Tiki repairs and others.  
**Question from Konetzny: Is painting of the pool deck still planned for August?**  
*Possibly pushed till September. Will be completed before season opens.*
- In conclusion I want to again thank everyone for your support. Without the team and our residents none of this would be possible.