

# Pine Lakes HOA II

Bruce Wrede, President  
Gary Nicolini, Vice President  
Beverly Bynum, Treasurer  
Betty White, Secretary

Jackie Bartilucci, Director  
Mike Gloss, Director  
Mike Hayes, Director  
Ron Hovet, Director  
Ray Walton, Director

## HOA-II Emergency Board Meeting Minutes May 17, 2021 Pine Lakes Living Room at 7:00 PM

### Board Members in Attendance:

Jackie Bartilucci  
Beverly Bynum  
Mike Hayes  
Ron Hovet  
Gary Nicolini  
Ray Walton  
Betty White  
Bruce Wrede

As suggested by FMO management on the advice of their lawyers and based on Section 617.0207 (Emergency Bylaws) and Section 617.0303 (Emergency Powers) to allow Chapter 723 HOA's to operate their association. (At this time, the COVID 19 virus is the specific emergency.) In September, the by-laws of HOA-II were amended to include the stated provisions of Section 617, plus stated solutions to these problems. FMO management has advised their members that their boards may wish to consider declaring an "Emergency," and then the board would, under it's Emergency Powers, adopt by-laws that would initiate a "stand in place" for the remainder of 2020 and 2021. To this end, annual elections, open meetings and large gatherings would be postponed for one year. During this emergency, the same board members, it's officers and committees would remain in place until the end of 2021, Any vacancies that would occur during this time, would be filled by the board.

The emergency meeting was called to order at 7:00PM by President, Bruce Wrede. The Pledge of Allegiance was recited. There was a quorum of board members in attendance. Meeting agenda was passed out by the president and discussion began.

Bruce asked if all members had received April 14<sup>th</sup> minutes that were sent by e-mail and if anyone had any corrections. After two corrections were noted, motion was made and seconded for acceptance of minutes.

### Beverly Bynum gave the treasurer's report:

Previous month checking balance	\$18,524.43
Month Deposits	\$ 250.00
Month Expenses and Transfers	\$10,181.67
Checking Account Balance	\$ 8,592.76
HOA-II CD - Legal/Reserve Fund	\$55,951.66
Total Account Balance All Accounts	\$64,544.42
Committee Accounts	
CERT	\$ 1,305.49
Christmas Dinner	\$ 400.00
HOA-II Only Balance	\$62,721.10

Motion was made and seconded to accept treasurer's report.

Bruce reported that he met with the Plan of Action Committee which was formed to interact with ELS regarding the property to the North of Pine Lakes. Five members from both boards and one support member were in attendance. Second letter containing our wish list information formed from suggestions by residents from the meetings held in March, was sent to Leslie Register of ELS. The group has been checking regularly with Lee County on any information or new occurrences concerning the property.

Bruce added that he also attended a presidents meeting with HOA officers from Lake Fairways which promotes communication between the two communities.

Review of the Liaison Meeting with Jeff, held on Thursday, May 13, 2021.

Discussion of the friendship bridge and the bridge from Eagle Trace: One bridge has been pressure washed and other is due to be done this week. Board has astro-turf type carpeting and have offered it to ELS as a covering for the two bridge floors. Jeff will consider this.

Pool was discussed. Jackie and Gary brought up that the pool is looking dirty around the upper tiled edges. Also, the pool water level seems to be down and is losing water through leakage. After several meetings with management, nothing seems to have changed. It was decided that Jackie would draft a letter to be signed by all board members and sent to Jeff stating that the condition of the pool is unacceptable and this needs to be addressed and a response expected by June 1<sup>st</sup>.

Mike Gloss

ARC: Going well, and Mike stated that he will take a more active role in ARC with Vianny Lara out on leave.

CERT: June 1<sup>st</sup> is the start of hurricane season. They have all their supplies up-to-date and are ready. Mike will put an informational article in the Whispering Pines.

Ray Walton

Building and Grounds: Ray will be meeting with Jeff during Vianny's absence regarding complaints. Security: all going well in that respect.

Ron Hovet reported that he still has some records for the secretary and will get them to Betty.

New Business:

The board will look into using Square Credit Card, which would allow the board to collect dues from the residents using their credit cards. The board feels this would be easier for the resident to pay their dues rather than writing checks or paying by cash. The board will look into the cost, pros and cons, etc. Before a decision is made.

Bruce asked if the board wanted to declare the state of emergency over and beginning with the September meeting, open up to resident attendance at that time. All members in favor and motion passed.

Meeting adjourned at 8:50PM

Respectfully Submitted,

Betty White,  
Secretary