

Pine Lakes Homeowners Assoc. II, Inc.

Heino Puidak, President
Dennis Miner, Vice President
Leigh Ann Southard, Treasurer

Ron Thoreson, Director
Heather Vetter, Secretary

HOA II BOARD OF DIRECTORS AND MEMBERSHIP MEETING AGENDA August 17, 2026 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

1. Call Meeting to Order – 7p.m., Pledge, moment of silence

2. Roll call of Directors: President - Heino Puidak, Vice President - Denny Miner, Secretary- Heather Vetter, Treasurer - Leigh Ann Southard

Absent: Director- Ron Thoreson

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Jan 7, 2026.

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.

Presidents welcome

No first-time attendees.

A. Regular order of business

Heather Vetter: Secretary

- Minutes from previous meeting were posted on bulletin board July 26, 2026, and online.
- Does the membership want Minutes from previous meetings read? Decision: No

Reading of Previous Annual Minutes Accept: Motion to dispense with the reading:

Motion: Leigh Ann Southard Second: Denny Miner Vote: Not read

Leigh Ann Southard: Treasurer

July Financial Report – Leigh Ann

Motion to accept: Heather Vetter, Second: Denny Miner, Accepted.

B. Committee Reports

1. **Membership** – Denny: Four new memberships; Total: 233. Two home closings in July.
2. **FMO** – Denny shared information around the homestead tax exemption; It will not benefit manufactured homeowners. HOAII will vote “no” on amendment 3.
3. **French Property**- Ron- Absent

4. **Recent Legal Activity** – Heino and Ron- No Update

C. Old Business

- Stop The Stink Committee – based out of Heron’s Glen – Heino
 - Met with lawyer, Tropical Palms and Herons Glen reps 7-22-26.
 - 7-30-26 – Formal submission made to move this to the courts vs. mediation by Attorney.
 - Need residents to report stink. Heino to send out info.
 - 8-14-26 – Formal requests made to our 4 congressmen for escalation for federal EPA oversight for this problem.
 - 9-8-26 – HALO to speak at Charlotte County Board of Commissioners Mtg. Need residents to attend. More info to come from Heino.
- By-laws review committee – ON HOLD UNTIL FALL – Heino
- Pass-on fees analysis. Presented by Steve Falck at July meeting.
 - Needs to be done. Will attack in fall.

D. Liaison Meeting / Attention Request Form Activity - Heino

NEW ADDITIONS TO THE LIST

- * Can the Pine Lakes HOA’s get a list of what ELS has planned for 2027 capital expenditures?
 - 8-15-26 – Added to this list.
- * Pond seawall repair work, blocking sidewalk. North side of PL Blvd, between Gatehouse and Stop sign.
 - 7-2-26 – Resident reported on Facebook. Heino responded. New project. Will keep an eye on it.
 - 8-17-26 – Moved to current list from ‘watched’ list.

EXISTING ITEMS ON LIST

- * Golf course greens grass cutters dumping clippings on Circle Pine and Lake Loop.
 - 7-22-26 – Two residents complained of dumping.
 - 8-15-26 update – Mgmt. will communicate this concern with the GC maintenance team.
- * Bees in the RV Storage Lot between two sheds
 - 7-20-26 - Reported at HOAII Membership Meeting.
 - 8-13-28 – Heino checked, bees are still there.
 - 8-15-26 update – Julie says it’s completed.
 - 8-17-26 – Heino checked – Bees are still there. Email sent to Julie.
- * Numerous ARF’s submitted for rodent house at 12-D.
 - 7-1-26 – Heino talked to Dari about it. Need more info.
 - 8-15-16 update – Julie says the concern will be addressed.
- * Need to add 2 more stumps to remove at 30-M. Old Ian damage.
 - 7-7-26 – Heino went to house to see. Added to HOAII Joshua Tree Stump List.
 - 8-15-16 update per Julie - Will add to our internal list.

- * Light on the lake fountain behind the clubhouse does not work. Out for possible a year.
 - 6-29-26 – Heino received info from Dennis LaBelle that light is not working. HP to investigate.
 - 7-1-26 – ARF submitted. Work order created to repair.
 - 7-9-26 – Julie will follow up.
 - 8-15-26 update per Julie – Mgmt. will follow up

- * Trees overhanging Circle Pine & Lake Loop, especially near RV lot, need trimming. Hitting boats/RV's.
 - 6-3-26 – Resident submitted Attention Request Form. This is an annual problem.
 - 7-9-26 – scheduled to be completed by July 31, 2026 – JAF (Julie Flake)
 - 8-5-26 – It does not appear that this has been done.
 - 8-15-26 update per Julie – Completed.
 - 8-17-26 – Heino checked – Trees are not cut back. Email sent to Julie.

- * Repainting of speed limit postings on streets – on the asphalt, not signs on posts.
 - 6-8-26 – A resident talked to Heino about this. No ARF submitted yet.
 - 7-9-29 – Will be completed by July 31, 2026 – JAF
 - 8-5-26 – This is not done.
 - 8-15-26 update per Julie – Mgmt. will investigate and address areas not completed.

- * Bicycle rack behind tennis court #3 is falling apart.
 - 5-21-26 – Resident submitted ARF.
 - 7/9/26 – Will be replaced by July 31, 2026 – JAF
 - 8-7-26 – Heino checked – not done.
 - 8-15-26 update per Julie – rack will be replaced – waiting for delivery.

- * Drinking water fountain replacement near tennis courts.
 - 10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.
 - 7-9-26 – Fountain will be replaced in Q3 – JAF
 - 8-15-26 – No update.

- * Landscaping needs clean up on outside of Circle Pine, French property line to RV lot.
 - 3-15-26 – Resident sent Heino pictures of what they look at daily.
 - 7-20-26 – Clearing was only done from RV Lot to Circle Pine/Lake Loop intersection.
 - 8-5-26 – Looks like all this work has stopped. Will it be completed?
 - 8-15-26 update per Julie – all work has been completed. Heino sent Julie email – needs more work.

- * Door frame on exit door from Craft Room & Fitness room door at Clubhouse is rotted – will not close.
 - 3-19-26 – Resident submitted Attention Request Form for Craft Rm door. Heino confirmed.
 - 7-15-26 – ARF submitted for Fitness Center door bottoms rusting.
 - 8-15-26 update per Julie - ELS Asset Management is assessing all CH doors for possible replacement, no timeline for replacement currently.

- * Any update from Corporate or the engineers about the flooding on Grand Cypress, cul-de-sac 32?
 9-11-25 - The engineers have looked at the areas along with lake levels and drainage. First step is scoping the drains that are handling that drainage service. If there is a blockage, it will be resolved. That is under request now.
 6-8-26 and 6-11-26 – Per Julie, this is being investigated by our asset manager and will be requested for funding in 2027.
 7-9-26 – no new update at this time - JAF
 8-15-26 – no new update at this time - JAF

- * Any updates on the clubhouse downspouts and gutter repairs outside craft room?
 11-13-25 – Sandy’s response - Pending Contract Administrator
 6-8-26 and 6-11-26 – Per Julie, this is being investigated by our asset manager for the best course of action. This will ultimately be a larger scope project that will take place in future year capital budgets.
 7-9-26 – no new update at this time – JAF
 8-15-26 – no new update at this time - JAF

- * Tree, weeds and brush trimming in RV storage lot
 2-12-26 update. Joshua Tree is handling this, in process. Limited to work because of RVs in the lot.
 8-6-26 – Heino sent email to Julie with pics of lot to be cleaned up. Julie says crew will be out 8-7-26.
 8-7& 8-10-26 – Heino confirmed. Spraying was done. Things are dying fast.
 8-15-26 update per Julie – Completed.
 8-17-26 – Heino checked. The job is not completed. Email sent to Julie.

- * Replacing boards on bridge
 May 2023. On Liaison Issues List.
 7-9-26 – no new update – JAF
 8-15-26 – no new update – JAF -

- * Tree and stump removal
 Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.
 7-9-26 – no new update – JAF
 8-15-26 – no new update - JAF

- * Re-covering pool tables
 Per 2-12-26 mtg, waiting on quotes.
 7-15-26 – Heino exchanged email with Julie. Heino will pursue a quote while Julie gets Mr. Slate approved as vendor.
 8-6-26 – Heino needs to coordinate with Graverson.
 8-17-26 – Heino sent email to Francisco to set up estimate.

- * 19745 Frenchman’s Ct. (28K) – two different colors of siding as well as missing siding.
 Per 2-12-26 mtg. This will receive a 360 review and be addressed accordingly.
 7-9-26 – no new update – JAF
 8-15-26 – no updates

* Tennis courts missing some fence rails and crack in court

2-16-26 update. Not a priority for ELS. No work planned per Sandy.

6-8-26 and 6-11-26 – per Julie, can request for 2027. No additional update.

7-9-26 – no new update – JAF

8-15-26 – no new update - JAF

* Sunshade for shuffleboard courts

3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X '27.

5-22-26 – Heino added to and sent 2027 Cap Ex Priority List to Julie.

6-8-26 and 6-11-26 – per Julie, can request for 2027. No additional update.

7-9-26 – no new update – JAF

8-15-26 – no new update - JAF

* Carpeting in clubhouse Activity Room needs to be cleaned or replaced.

3-12-26 – Presented by Bob Godek.

6-11-26 – per Julie, it's a budget issue. May be late September.

7-9-26 – no new update – JAF

8-15-26 – no new update - JAF

* New or more chairs in pool area.

3-10-26 – Email from Sandy - Will be submitting a Cap-X project for replacing poor condition and adding additional new chairs in 2027.

7-9-26 – no new update – JAF

8-15-26 – no new update - JAF

* Broken blinds in the clubhouse.

10-9-25 – Discussed. Can be taken down and removed. Will not be replaced.

7-20-26 – Some blinds were replaced today.

8-15-26 – No updates

Completed Items – Need to Inform Membership

* Neon orange pipe on reel and trailer by storage area.

7-13-26 – Resident complained. Turned in ARF in 2025.

7-21-26 – Reel picked up – DONE.

* Landscaping needs to be cleaned up on east side of Circle Pine, from the entrance stop sign at Pine Lake Blvd. to the curve at cul-de-sac 62. Bushes and trees are growing into the roadway.

7-30-26 – Resident submitted Attention Request Form.

8-11-26 – Heino confirmed. DONE. Looks great!

* Potholes on Circle Pine at Bardmoor and Broken Woods

7-20-26 - Reported at HOAII Membership Meeting.

8-11-26 – Potholes have been filled, including potholes at LF/PL cut through and pretty much all holes on Circle Pine and Lake Loop. Heino confirmed. DONE

Tabled / No Further Action At This Time Items – Need to Inform Membership at Monthly Meeting

* Fence section down between Circle Pine and Preserve at Lake Loop Rd.

7-30-26 – Heino talked to Dari. Someone already complained. Heino sent Dari pics.

8-4-26 – Email from Dari, 2nd fence has already been installed.

8-5-26 – Further investigation revealed secondary fence already installed by ELS after fence was damaged. No more fence work will be done.

E. New Business -

- Asphalt paving in community is scheduled to start late August, per Julie 8-15-26.

- New ELS Community Manager – Tara O’Sullivan. HOA Presidents meet and greet Thurs 8-20-26.

MISC. NEWS

-Linda Baker has Speed Limit signs for the back of golf carts if interested. \$5 includes sign and zip ties to attach to your cart.

CERT NEWS – Mike Gloss: Be aware of lightning. Two strikes in the community: Tarpon Woods- a tree was hit and has been removed, and on Green #7. Your golf cart is not a safe place when lighting is present. Go indoors or in your car, away from water. Download the Weather Stem app to stay in the know.

*Any other member issues. Open to all HOA Members

- Any truth to the rumors ELS is looking to sell? HOAII knows nothing about that. Rumors began due to surveyors’ pins on the roads. Heino will ask Julie what the pins are for & report back.

- Tara Woods is hosting a meeting on 9/16 from 1:30-4pm, with FMO President John G. and a state legislator. All communities are welcome.

Motion to adjourn: Heather Vetter, Second by: Denny Miner

Adjourned at 7:34 p.m.

Number of residents attending this meeting: 10