PINE LAKES ESTATES HOMEOWERS' ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 12, 2026

Welcome and Call to Order – President Bob Godek
Meeting was called to order at 7:00PM; there were thirty-two (32) members present and five (5) Board members for a total of 37 attendees. Three new homeowners introduced themselves at the meeting.

Secretary Report – Pat Stanley
Minutes of the April 12, 2026, meeting were read. Motion by Wendy Saniti/Brad Colvin to approve, motion approved. The minutes from the most recent meeting are also posted on the bulletin board in the Clubhouse.

Treasurer Financial Report – Wendy Saniti
The Financial Report is also posted on the Bulletin Board monthly. Beginning balance for September was $109,077.32, ending balance on September 30, 2026, was $111,143.96. Saniti reported that this week she mailed five (5) registered letters to homeowners who are delinquent on HOA payments. One homeowner has since paid in full, one homeowner has started making payments, and the other three homeowners have filed for bankruptcy. Saniti will file necessary paperwork related to the bankruptcies. Although the Board approved up to $7,000 for legal representation related to development of the French property and its impact on our residents at the April 2026 meeting, none of that money has yet been spent and an attorney has not yet been hired. Motion by Rick Hargrave/Brad Colvin to approve, motion approved.

ARC Report – Brad Colvin
There were three (3) ARC requests month, which were approved.

- 10D – golf cart garage
- 18F – new roof
- 17E – new garage door, new landscaping

Unfinished Business

E-Mail Initiative – Rick Hargrave
Hargrave reported that since the e-mail initiative project started several years ago, there has been little progress. At this point, based on the time and effort involved in keeping the resident's email list up to date and the minimal benefit to homeowners and the committee, moving forward may not be worth the effort. If that is the case, all materials will continue to be mailed via USPS to homeowners. Hargrave will report the Committee's final recommendation at the November meeting.

Pine Lakes Estates ELS Agreement renewal
Following the reading of the minutes from the April 2026 meeting, a homeowner, Dennis LaBelle, made several suggestions on ways to ensure estate property owners HOA fees were

being used to improve our community. The suggestions included purchasing land to build a resident-owned clubhouse; reviewing the accounting of HOA fees and how the money was spent; and rewriting the current contract between PLEHOA and ELS. Other homeowners agreed that repairs are not being done timely. However, the Contract Renewal Committee met to review PLEHOA's contract with ELS that will renew on January 1, 2027, and decided not to recommend any changes to the existing agreement. The Committee suggested that the Board make use of Section 7.8(a) of the contract. This section describes the process for either party to deliver a written notice to the other party for any alleged breach of contract. Section 7.8(a) details the process for arbitration of such matters. The Board agreed to take the recommendation under consideration.

New Business

A request was made from the Welcome Wagon chairperson to be reimbursed for office supplies purchased on behalf of the group. Motion by Rick Hargrave/Brad Colvin to approve the request for $40.50, motion approved.

Liaison Meeting Review – Bob Godek
President Godek summarized the concerns that were addressed at the October 8, 2026, meeting which was attended by Tara O'Sullivan and Laura Richardson (ELS representatives) and members of the PLEHOA and PL HOAII Boards. The minutes from the meeting now include a history of each concern until the issue has been resolved. As always, minutes from the Liaison Meetings are posted on ourpinelakes.com under the Homeowner's section.

Issues/Questions from Members – Bob Godek
Maintenance issues

- Can Joshua Tree's weekly grass cutting be extended since the grass is still growing quickly?
- Will the pub change hours, method of ordering food, or expand the menu?
- When will the shade awning on the bocce court be replaced?
- What is being done with the lakes that are full of muck?
- Will ELS provide an accounting of how our HOA fees are spent in the community?
- Is the pool upgrade on schedule?
- Can a speed bump or a stop sign be placed on Circle Pine between Eagle Trace and Frenchmans to help reduce speeding?
- Why is the parking lot blocked off in the evenings?
- When will the light on the fountain in the pond be repaired?
- The concrete on the golf cart path at the end of Eagle Trace is uneven and could potentially be a hazard. When will that be repaired?

Motion to adjourn was made by Bob Godek/Brad Colvin at 7:55pm; approved by the Board.

THE NEXT SCHEDULED BOARD MEETING IS ON MONDAY, NOVEMBER 9, 2026, AT 7:00PM IN THE CLUBHOUSE.