

## **PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES – MARCH 10, 2025**

### Welcome and Call to Order

At 7:00PM President Bob Godek welcomed all and asked for any new members – none. He reported that the 360's were done in January and he is following up on any issues. In addition to the Board there were 26 members attending the meeting.

### Secretary Report

Secretary Cindy Ahrens reported that the DRAFT of annual meeting minutes and the February Board Minutes are posted on the web page. If anyone needs a copy of the documents, please contact me.

### Treasurer Report

Treasurer Wendy Saniti reviewed the February Reconciliation Detail. Every month the financial report is posted on the official bulletin board across from the exercise room. Beginning balance for February was \$82,737.53; Checks & Payments total was \$2,892.02; Deposits and Credits was \$8,787.58; Ending Balance end of Feb was \$91,525.11. Motion to approve the report Godek/Stamley, passed.

### ARC Report

Report from Godek – there were two requests in February – 4-A, new siding, garage door and porch railings; and 24-H for adding a front porch.

### Unfinished Business

#### **Cindy Ahrens – Report/Update**

The E-Mail Project Committee met on February 25, 2025 and reviewed the process and tasks needed. Members of the Committee are Rick Hargrave, Leslie Tait, and Linda Wakefield; Cindy Ahrens is the Board representative for this committee. Rick Hargrave has volunteered to head this committee and will check for any options for the software and will search for possibilities to have a separation to allow two names per property – one name used just for future voting, and two names for announcements. Will keep members updated via Whispering Pines and Facebook at this time.

### New Business

#### **1) Board Vacancy – Bob Godek**

A member of the ARC Committee, Brad Colvin, expressed interest in joining the HOA Board, and Godek recommended him to fill the vacancy. Colvin has experience in permits and inspections, masonry, uniform building codes, and construction. Motion by Godek to approve, vote of Board was unanimous. Brad Colvin then sat with the Board for remainder of meeting and he will fill the position of ARC Chair in the future and he will need to fill the third approval position on the ARC.

#### **2) Board Member Requirements Per 2024 Statutes – Pat Stanley**

Pat Stanley has recently completed the new required training online for Board members. She shared some of the material for Board information.

Website – required to post specific documents, which is on the PLE HOA section of the ourpinelakes.com. website.

Audits -- Requires a compiled, reviewed, or audited financial statement at least every other year (but that only applies to HOAs with over 1,000 parcels).



Debit Cards – Can only be used in payment of expenses that are preapproved by the Board.

Board Member Training – newly elected or appointed directors must complete an approved course within 90 days. Those directors must also retake the training every four years. Additionally, those same directors must take four hours of continuing education annually.

Electronic Voting – the statute clarified that a member may consent to online voting electronically, not just in writing. PLE HOA e-mail project is underway.

#### February Liaison Meeting Review – Bob Godek

Godek & Stanley attended the February 10 meeting with Assistant Manager Kelsey Phillips.

Issues with paving, some areas are uneven, too much of a “bump” from old to new; **will bring to attention of the paving company.**

New ballroom door operational yet? **Found new hardware, will reach out to vendor to determine ETA.**

Paint speed bumps – have asked for 3 years. **Will add to maintenance list.**

Possible to get rubber portable speed hump like in LF? **Will begin with one along Circle Pine Road straight away, need to order, will update with ETA/install.**

Trees at pool need to be trimmed. **Approved trimming around clubhouse, expected mid-March.**

**Installed cameras should be completed February or March.**

**As of March 1, 2025, the horticultural area has been permanently closed due to miss-use of the facility.**

Information from Waste Pro:

- Yard Waste can still be picked up: place leaves, grass, twigs, etc. in a 40-gallon (or smaller) garbage can with tight fitting lid and handles on each side or paper bag.
- Weight of can should not exceed 50 lbs.
- Palm Fronds should be stacked neatly.
- Tie and bundle tree limbs and branches small than 4 inches in diameter and less than 6 feet in length. Limbs that exceed 4 inches and not greater than 6 feet in length or 50 lbs may be set out and neatly stacked.

Items that do not meet the above criteria will require a charge for removal.

Bulk, Appliances & White Goods – contact Waste Pro at 239-337-0800 to schedule pick up.

#### Issues/Questions from Members – Bob Godek

Member asked for the number of members in arrears – answer from Wendy Saniti.

Lighting in many areas of PL is not working, very dark around the clubhouse and parking lot area.

Both of the entrance signs at Pine Lakes CC are not visible at all.

Pickle Ball events often block the parking lot/area.

Meeting Adjournment Motion by Godek second and passed; meeting adjourned at 8:05PM.

**THE NEXT BOARD MEETING IS SCHEDULED FOR APRIL 14, 2025, 7:00PM IN THE CLUBHOUSE.**