

**Liaison Meeting Minutes
January 9, 2020
Pine Lakes Clubhouse Living Room
2:00 PM**

Present:

**Ron Hovet, President HOAII
Dick Loubier, President PLEHOA
Cindy Ahrens, PLEHOA
Bruce Wrede, HOAII
Ray Walton, Director HOAII
Jeffrey Belle, Pine Lakes Manager
Bob Konetzny, Secretary HOAII**

GROUNDS & MAINTENANCE:

Jeff will look into alternative methods of installation to replace the bridge lights, as there is constant breakage with the current method of installation.

Jeff will speak with Joshua Tree to address the palm trees between the Pub and the first tee. Trimming is in their schedule for the upcoming week. Jeff will also look at the nearby walking path for shrub maintenance.

The white fence on the 4th hole will be cleaned this week.

Jeff has contacted the Woods and Wetlands Dept. to provide some guidance related to the preserve areas on holes 14 and 16 to insure we are within our rights to trim the brush down. Jeff will also check on whose responsibility it is to clean the storm drains under driveways.

Jeff will look into putting a warning/stop sign at the junction of the path to Eagle Trace Ct. and the golf path leading to the bridge.

POOL:

The wood on the far side of the pool needs repair or replacement. Jeff stated that the area in question will be addressed by removing and replacing the top wood with weather treated wood across the bulkhead, sanding down the side areas, and painting in a neutral color. In addition, Jeff will ask Maintenance what can be done about the cracks around the perimeter of the pool in 2020. Jeff will request funds for a major repair of the pool perimeter for 2021.

A pool monitor was discussed. Jeff did not feel that we need one, suggesting that we discuss this topic at the HOA meetings and suggest we use common sense when enjoying

the amenities at the pool. Dick Loubier will continue to monitor the pool during the weekend.

Jeff will review the proposal to stipulate which ELS community pool to use when a respective pool is closed for maintenance. This will minimize any confusion on where to go, so to not to overload any one pool if more than one pool is closed at the same time.

It is not logistically possible to build an enclosure around the toilet area in the men's rest room at the pool. To remain ADA compliant, the solution is to lock the door. If there is a person waiting, then they will have to wait.

CLUBHOUSE:

The sound system is nearly completed. There is still an amplifier that is not functioning, which services the pool room and craft room. The contractor will be contacted to give recommendations on fixing the amplifier.

There is a lack of lighting around the side of the clubhouse. Jeff stated that he would walk the area at night and evaluate what can be done to address this issue.

Jeff mentioned that work is being scheduled for the 1st Quarter 2020 to see what is involved in replacing the movable walls. Ron stated that we have already addressed this with Julie and both HOA boards agreed that re-surfacing Pine Lakes Blvd and 5 cul-de-sacs were more of a priority for 2020 Capital funds than replacing the walls. Both Boards acknowledged that the walls need to be replaced, but funds should not be taken from road re-surfacing. Bob Konetzny said that he would send a copy of the letter sent to Julie stating our position.

MISCELLANEOUS:

To avoid confusion, anyone expecting a contractor of any type must call the gate to inform them. Gate personnel will no longer say that calling for a specific contractor is not necessary. The same requirement applies to visitors.

Jeff will send us a copy of the new lease for resold ELS homes.

The phone book shows oxygen in the kitchen, pro shop and fitness room. Dick Loubier will ask the Men's Club to remove this from the new phone book.

A concern was raised over under age drivers driving golf carts. The discussion revolved around that residents must be made aware that if there is an accident, the owners of the golf cart will most likely be sued and they can lose their homes as well as their life savings. The Prospectus states that children aged 16 and under are not allowed to drive golf carts.

Jeff will supply a detailed explanation of each Pass Thru charge we incurred on our December invoice (Electricity, Sewer, Solid Waste, Trash, Real Estate Tax, and Water) stating specifically what is included in each and how these costs are allocated to the homeowners.

The pool tables will need resurfacing within the next year. Jeff will contact the president of the pool league for detailed information.

A concern was raised that an ELS Salesperson is telling prospective buyers that the P4 Prospectus is being used for new buyers. This is incorrect and Jeff will follow up with the Salesperson.

Two lights at the Bocce courts are out. Jeff will follow up with Maintenance.

The common ground area at the entrance of Frenchman's Ct. needs to be landscaped as well as the bushes near 21D. Jeff will follow up.

Jeff will provide a brief biography for the Whispering Pines magazine.

Jeff will attend the next Annual HOAII meeting on January 20th to introduce himself to the residents. Jeff will also attend various monthly HOA meetings as well.

A replacement for Margaret has been hired. This person will assume the responsibility to monitor and approve ARC requests.

Jeff stated that he will work with both HOA Boards and wants to be visible throughout the community.

Items requested in the 2020 Budget are:

Resurface 5 Cul-de-Sacs

Resurface Pine Lakes Blvd. From Rte. 41 to Circle Pine Rd.

Replace movable walls

Tiki Hut roof repair

Replace/repair all unreadable street signs and common area signs (exc. Golf course)

Surveillance cameras for the pool and front of Pub

Pool monitor during the period Dec. 1st – April 30th.

The meeting adjourned at 3:30pm

Respectively Submitted,

Bob Konetzny, Secretary HOAII

