

# Pine Lakes HOAII

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Bob Konetzny, President  
Mike Hayes, Vice President  
Bev Bynum, Treasurer  
Deborah Bruns, Secretary  
Mike Gloss, Director

Anna Marie Morrissey, Director  
Ron Thoreson, Director  
Bruce Wrede, Director  
Gary Nicolini, Director

## HOA-II BOARD MEETING MINUTES MARCH 21, 2022 PINE LAKES LIVING ROOM AT 7:00 P.M.

### Board Members in Attendance:

Mike Hayes  
Bev Bynum  
Deb Bruns  
Mike Gloss

Anna Marie Morrissey  
Ron Thoreson  
Bruce Wrede  
Gary Nicolini

### Not in Attendance:

Bob Konetzny

The meeting was called to order by Vice President Mike Hayes at 7 p.m., and the Pledge of Allegiance was recited.

VP Mike H. welcomed the newest member to the Board, Gary Nicolini. Former President Bruce Wrede inquired who on the Board had signed the Code of Conduct; whether there was, indeed, a quorum for the Board to vote on accepting Gary N. Discussion was had concerning the location of the Code of Conduct, who had signed it, and then Mike H. decided to table the issue briefly while the Secretary's notebook was retrieved.

Mike H. asked for the previous minutes to be read. Mike Gloss made a motion to skip reading of the minutes, which had been previously distributed to the Board members. Anna Marie Morrissey seconded the motion. There was discussion. The minutes were accepted as were previously distributed.

### Mike Hayes' VP Report:

- ) Mike H. gave an update as to the Board's meeting with the new General Manager, Jason Meyer.
- ) As to the status of the pool, up and running; hot tub not running; new pool furniture anticipated soon; pool canopy will be repaired or replaced.
- ) ELS is trying to take HOAII out of the loop of residents' complaints. Gary Nicolini will be coordinating those efforts and also will be monitoring events conducted at ELS facilities to ensure set-up and clean-up processes are complied with.
- ) There has been suggestion that homeowners' complaints have multiple copies so the Board receives a copy and is in the loop. He reported that Jason M. will not discourage this. There will also be a compliance officer hired full time, and there have already been projects scheduled and begun around Pine Lakes.
- ) Reported on The Pub issues, possibly closing it to the outside public in season except golfers. Jason M. has said he will work on getting The Pub staffed properly.

) Mike H. reported that at the present time we are up to 59 percent membership in HOAII. Non-participating homeowners will be listed in the Whispering Pines.

) There was a meeting with the pickle ball president, vice president, and Natalie. They need a tax ID number. They have a \$500 check for an end-of-year party, and they want us to take it and use our tax ID. Mike G. said it will have to be approved. Mike H. said we can do that.

) The Code of Conduct was finally retrieved, and Deb Bruns signed it. Mike H. asked for a motion to return to Gary's admittance to the Board. Mike G. made a motion; Anna Marie M. seconded; motion passed by a majority.

February 2022 Treasurer's Report by Beverly Bynum:

Previous Month's Checking Balance	\$15,793.86
Month Deposits	2,788.00
Month Expenses	4,746.42
Checking account balance	\$13,840.44
HOAII CD – Legal/Reserve Fund	\$41,247.86
Total Account Balance All Accounts	\$55,088.30
Committee Accounts	
C.E.R.T.	\$1,292.75
Christmas Dinner	400.00
Total HOAII Checking	\$13,840.44
Total Account Balance	\$55,088.30

Bev B. reported we made .95 in interest, and funds transferred to legal fund will be reflected in next month's report.

Motion to accept the Treasurer's report was made by Mike G.; Gary N. seconded; motion carried by a majority vote.

ARC & C.E.R.T. Report by Mike Gloss:

ARC has been pretty much disbanded officially but let membership in attendance know he can still help with compliance if homeowners have questions.

Becky and Mike Gloss and Jary Quinones attended the Firewise Event at Herons Glen. There was a lot of networking with various organizations. He reported on the fire at the French property and access through our fence and subsequent repair. Several members attended the North Fort Myers Fire Department picnic at the fire station on Trail Dairy Circle.

Bev B. reported 352 homeowners are now members of the HOAII.

Ron T. brought up again ELS hiring a compliance officer. Further discussion ensued.

FMO Report by Ron Thoreson:

The tie-down program has been extended for ten years. The FMO membership has increased. The FMO headquarters was moved to Tallahassee, and a service was hired to do management.

Ron T. and Bob K. attended a Networking for Progress meeting, a group of homeowners all in communities owned by ELS. They meet together four times a year – with ELS twice a year. There is a booklet of understandings that has been compiled since 2013. Consensus at the meeting was that ELS properties are understaffed.

Plan of Action Committee: Tentative date for Board of County Commissioners meeting on French property set for April 6. Ron T. gave an outline of activities associated with getting ready for it.

Communications Report by Anna Marie Morrissey:

Anna Marie M. thanked Mike G. for getting the food truck here on Monday, March 28, 2022. The intent is to see how it goes and perhaps utilize more trucks in the future.

HOAII needs a domain name and ability to do mass emailing, to be addressed later in meeting.

Ron T. reported that Leslie Register is no longer with ELS - appears to be a corporate removal.

Mike G. reported a lot of the fence that was cut because of the fire has been repaired and asked PLEHOA to request that the power company to bushhog it, which they did.

Mike G. also said that ELS just wants to make sure all food trucks are licensed and insured. There was discussion about tables and chairs being put out and letting residents know. The point was made only residents, not outside customers, be allowed to participate and that the food trucks not advertise they are at Pine Lakes to their other customers.

Gary N. reported on getting a team together for inspections before and after major events, explained the process before and after, who is involved; asked for volunteers.

Bruce Wrede addressed the issue of his ability to vote as past president ex officio. There was discussion. Mike H. told him for that meeting he was able to vote until further research was done.

Mike H. brought up concern about the CPI and its effect on our lot rent. Discussed recent lot rent increase in Lake Fairways and how often ELS can increase rent legally. Ron T. stated ELS' fiscal year is July 1<sup>st</sup> to June 30<sup>th</sup>. There was further discussion. Ron T. made a motion to refer this to committee for further review. Mike G. seconded. Mike H. said "we shall," but there was no request for a vote.

New Business:

Bruce W. made a motion that the president at next month's meeting appoint a constitutional bylaws committee for review of the bylaws before voting on new motions. The motion was not seconded.

Motion 1) That the HOAII Board establish a time for Ad Hoc full Board meetings. The suggested time for such meetings shall be Sundays @ 3:00pm. Notice to the membership of such Ad Hoc meetings shall be 48 hours in advance and as per our Bylaws Article VIII Section 1&2. Motion made by Ron T.; Mike G. seconded; discussion. Motion was not passed by a majority vote.

Motion 2) That regular monthly HOAII Board meetings allow comments from Leased Land homeowners during the discussion part of any motion before the Board at the Chairperson discretion. The chairperson shall establish as needed any restrictions and/or time limits the membership would have to abide by when addressing such current motion that would be before the Board. Motion made by Ron T.; Mike H. seconded; discussion; motion was not passed by a majority vote.

Motion 3) that a nomination and election committee be established according to Florida Statutes 723.078 (1) (2) & d, and that this committee proceed with its duties in advance of required notifications and commitments as they become necessary. Motion made by Ron T.; Mike H. seconded; discussion. During discussion Bruce W. once again made a motion to appoint a bylaws committee at next month's meeting. Mike H. seconded; discussion; motion carried by a majority vote.

Motion 4) that all regular Board meeting minutes, from this day forward be posted on the HOAII page of [www.ourpinelakes.com](http://www.ourpinelakes.com). Motion by Ron T.; Mike H. seconded. The discussion was that the minutes are being put on the website already and will continue to be posted so there is no need for a motion.

Motion 5) to refer the Code of Ethics (sic) policy to a full Board committee for review. Ron T. made the motion. There was discussion, and the email from Attorney Burandt discussing Code of Conduct was distributed by Deb B. via email during the discussion. Bruce W. suggested an executive committee be set up with drafters of the Code of Conduct and the explanation sheet that went with it to get a better understanding of the intent of the Code of Conduct. After discussion motion was deferred.

Motion 6) Establish a new domain to allow Anna Marie Morrissey, HOAII Communications Director to send BLAST emails pertaining to HOAII information to all Leased Land residents. Identify who the back-up person will be. After discussion, an amended motion made by Mike H. to allow the expenditure for the domain name with the caveat that further investigation is needed. Bev B. seconded; motion carried by majority vote.

Public Comment:

Question about the current website, and there was discussion.

Question about BofCC hearing on April 6<sup>th</sup>: carpooling, who to write to at the County, who will attend.

Statement that Board represents the community and not for self-serving motives, mention of discord amongst Board members.

Question about Code of Conduct and why Board members did not sign it and the fact that Codes of Ethics are commonplace for these types of boards.

Ron Hovet put on the record that he trusts the Board members to do their best to represent the community. Discussion ensued amongst public and Ron T. concerning by-laws.

Oral motion by Wayne Carson, 33-L: "I'm just asking for a committee to see if the members should get a vote on changes to the bylaws besides statutory. I don't think they should be able to change the bylaws on their vote only." Ron T. said to send it in writing. Wayne C. said he just did, and he gave the secretary his name and lot number.

Motion to adjourn was made by Mike H.; Mike G. seconded; meeting adjourned at 8:55 p.m.

Respectfully submitted,  
Deb Bruns, Secretary