

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Hayes, Vice President
James Andrews, Treasurer
Ann Hartnett, Secretary

Ron Thoreson, Director
Mike Gloss, Director
Anna Marie Morrissey, Communications Director
Raymond Walton, Director
Philip Eberhardt, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES OCTOBER 16, 2023 PINE LAKES COUNTRY CLUB BALLROOM @ 7:00 P.M.

A. Meeting called to order- 7:00 p.m, followed by Salute to Flag and moment of silence

Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Treasurer- James Andrews, Secretary- Ann Hartnett, Directors- Mike Gloss, Ron Thoreson, Philip Eberhardt, Anna Marie Morrissey, Raymond Walton

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, October 15, 2023

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirement of Florida Statue 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any questions concerning the agenda will be taken when the business of the board has been completed. This meeting has been noticed by e-mail and placed on the board in the lobby. The meeting of the Board of Directors may be recorded under the requirements of FL St. 723. The meeting may not be broadcast or reproduced or copied without the consent of the Board.

President welcomed four first time attendees at this meeting.

B. Regular order of business; Officers Reports

President talked about ongoing liaison meetings with manager Kevin Krau. Updates will be provided as they are received via email and social media to all members. Liasson meeting minutes will be posted on OurPineLakes.com, under HOAII. Gary introduced our new Community Service Officer, Sam Flores. Sam gave a brief description about services being offering to our community and passed out business cards if you would like to contact him. One class has already been scheduled by the Women's Club for a self-defense class. More programs are coming, such as, crime prevention, fraud on social media, etc. Officers will be part of the Veterans day ceremony and the Christmas golf cart parade.

Meeting Minutes for April 2023, were read by Secretary, and no changes were identified by board to draft copy- Motion to Accept, seconded and accepted.

Reading of Treasurer's Report by Treasurer- Motion to Accept, seconded and accepted. Balance \$48,261.19

C. Committee Reports

- 1) **ARC-** Mike Gloss stated all requests submitted to management have been passed since last meeting.
- 2) **CERT-** Mike Gloss explained new plan for hurricane evacuation and has signs to distribute to Pine Lakes residents. The forms for residents choosing to remain in their home during hurricane evacuation will be in a box outside the Community Clubhouse, no longer outside the guard shack. Please take a HOME/OK sign from the Community Clubhouse and if you stay home during evacuation put the HOME side in your front window. If after the storm you are alright, flip the sign over and now put OK side in your window. This will save time for the CERT staff. If you choose to evacuate, you would put the OK side in your window when you are gone.
- 3) **Membership-** James Andrews reported there are 309 paid HOAII members in Pine Lakes. Please continue to talk to your friends and neighbors about all the good the HOA is doing and ask them to also join. It is the right thing to do.
- 4) **Event Inspections/Horseshoe and Bocce Court-** Ray Walton said both areas are good, horseshoes are looking to build a shed for storage of the equipment. Ray is looking for four volunteers to help do the Event Inspections. Ray will be collecting \$200 deposit check from each Club to keep on file in the event the Clubs do not clean up or cause damage during any events.

- 5) **Building and Grounds-** Philip Eberhardt gave out a handout to the board with current status. Clubhouse needs more ceiling tiles replaced. There is still a door that needs repair in hall by plaques. Broken chair from card room was removed but not replaced yet. Roof still needs to be cleaned from debris. Paving of roads has begun, more are needed. All walking paths need power washing and cracks need repairs. Missing signs on paths and roads needs to be replaced. Please let us know about any hazards or repairs needed by completing the three-part form available from any HOA board member or in the office.
- 6) **FMO-** Ron Thoreson updated us on proposed Legislative changes being put forth by FMO this session (see FMO online for details). French Property proposal going forward with permitting but they need a new traffic study to get permit for roads approved, so far, the road permits have been denied.
- 7) **Communications-** Anna Marie Morrissey asked new residents to give her email addresses or send Anna Marie a request by email and she will add you to the email list for all future correspondence.
- 8) **Golf Course-** Mike Hayes said the course is in great shape and the new manager is running things smoothly.

D. Special Committees

- 1) **Resident Concern/Lack of Services Tracking-** Ron Thoreson continues to use spreadsheet tracking concerns back to 2013, incorporating photos, when possible.
- 2) **By-Law Review-** Mike Gloss stated the lawyer approved proposed changes. There is a copy for residents to review the proposed changes to the By-Laws, hanging up on the bulletin board in the Clubhouse hallway and online (OurPineLakes.com/HOAI). Please leave the copy on the bulletin board. HOAI members in good standing, will vote on By-Law changes at the annual meeting in January.

E. Old Business

- 1) Pool conditions have improved with hiring new pool care company. The kitchen is being redone, work in progress. The overhead canopy near the kitchen is coming but held up due to supplies. A temporary cover will be installed until the permanent canopy can be installed. The tiki hut repairs are being budgeted in capital expenditures for 2024.
- 2) Tree and stump removal is ongoing. These items are being budgeted under capital expenditures in 2024.

F. New Business Open to all HOA Members

- 1) Gary went over the use of all three resident concern forms. There is a separate form for tree concerns and a separate one for mailboxes. All other concerns or repairs you want management to know, should be completed on the three-part form. You keep the pink copy and give the other two to Dari at the office.
- 2) Gary stated that capital expenditures have budgeted to resurface the Bocce courts in 2024.
- 3) The new prospectus changes were discussed and resident concerns were heard. The HOA board has given our lawyer these proposed changes for review and further information will follow as it is available. The biggest change is the new requirement to pay your lease payment electronically. It is important to know we have time to get the correct legal answer. The proposed change is not effective until February 2024. Please take the time to read the proposed changes.
- 4) Ron presented information about WIFI installation, there will be public access to WIFI in the future but new fiber optic cables are needed to increase bandwidth first. Over the summer new speakers were put up by the pool. There are also three new electronic information boards, one in Community clubhouse, one by the pool and one in the Pub. These boards will be updated often. All these improvements were paid for by the Men's Club.
- 5) Any resident concerns that were voiced at this meeting will be addressed to management by the board. The results of those questions and concerns will be sent to the resident and discussed further at the next meeting, if necessary.

Motion was made to adjourn meeting at 8:52 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary