

PLE HOA BOARD SPECIAL MEETING MINUTES
OCTOBER 24, 2022
7:00PM CLUBHOUSE BALLROOM

Due to Hurricane Ian on 9/28/2022, the Oct. 10 meeting was re-scheduled to Oct. 24.

The meeting was called to order at 7:02PM by President Loubier. New members were welcomed. Board members present: President Dick Loubier, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Director Bob Godek; Vice President Matt Heier out of town. There were also 35 members present. Because this is a Special Board Meeting there were limited action items on the agenda.

SECRETARY'S REPORT – Cindy Ahrens

Minutes of 4/11/22, 5/16/22 and 7/10/22 Board meetings were read. Draft copies had been posted on the official bulletin board. Motion to approve all three minutes by Saniti/Godek; passed. Final minutes will be posted on the web under the PLE HOA tag.

TREASURER'S REPORT – Wendy Saniti

Review of the 9/30/22 Reconciliation Report which is posted on the official bulletin board. Final account balance is \$117,868.56. Wendy noted that there are still 2 maintenances unpaid. Motion to accept report by Ahrens/Loubier; passed.

ARC COMMITTEE REPORT – Bob Godek

Reviewed all ARC submissions since the last report for 9 properties: 26J, 29K, 22C, 18D, 25M, 28C, 22B, 8I and 19L. All requests have been approved.

UNFINISHED BUSINESS

1) Update on MRTA Process

Ahrens reviewed the entire process for revitalization of our documents. PLE HOA received approval from DEO on Oct. 21, 2022. Final steps to completion are Recording the Revived Declaration, cost approximately \$1,200 and once documents are recorded, the Board needs to share the recorded Declaration with the Membership. To avoid the expense of re-printing 122 pages for every member, the Board will supply the document on the ourpinelakes.com website and will note the Book/Page of the recording information.

2) Photo Album Status

Godek reviewed information about the Photo Album 2023 lead by the PLE HOA and Godek volunteered to coordinate. Scheduling your photo day & time can be handled at the Saturday Socials from 7:30-9AM, or you can call John Houser, 810-434-7160, or Ray Mayotte, 603-998-3010, or Bob Godek at 407-209-6532. All of the previous October dates have been cancelled due to insufficient registrations, but there are several dates remaining. Mon 12/5, Tues 12/6, Wed Dec 7, Thurs Dec 8, Fri Dec 9, Mon Jan 16, Tues Jan 17, Wed Jan 18, Thurs Jan 19, and Fri Jan 20. Monday hours are noon to 6:30PM; all other days are from 10:30AM to 5PM. There are only about 75 signed up to date; if not enough interest, the opportunity will be cancelled.

3) House Numbers

Ahrens shared her experience in trying to find some properties by their mailing address, not lot number. There are many homes in the Estates that do not have their postal address on the house or on front of garage. Especially now with hurricane damages, vendors coming in for services, package delivery, grocery delivery. Please make sure to include your mailing address numbers somewhere on the front of your home or garage, not just your yard light with lot number. This is for your safety and may save your life in an emergency.

NEW BUSINESS

1) Hurricane Ian Information from ELS

Loubier reviewed the Oct. 18 ELS letter with more details about what is being done and where to turn for help if needed. ELS has several vendors in the community cleaning debris, working on the golf course, and plans to re-

open the pool. John Houser noted that in the emergency process there should be generators at the PL gate to be used for charging equipment and use of the gate – Loubier will pass along for future Liaison meeting. Houser will follow up on this with Mike Gloss, CERT.

2) Nomination/Election Chair for PLE HOA

Saniti announced the open position and essential need for a volunteer (or 2 volunteers) for take candidate nominations and chair the voting process at the annual meeting (next date is Monday, Feb. 13, 2023). There will be 2 terms expiring in 2023, Dick Loubier and Matt Heier. This is an essential job, but has a start and end date. Will continue to be open for volunteer(s) at the November & December Board Meetings.

3) Communication Director

Ahrens had prepared some background material for the Board regarding the HOAII Board motion and invitation to a joint HOA board meeting. President Loubier reviews possible options, asked for input from the 35 members present at the meeting. The overwhelming majority of those present supported the work that Ron Thoreson has done in the past and they want him to continue sharing any ELS updates or information about the development of the French Property by ELS. Motion by Loubier/Godek that PLE HOA Board approves Ron Thoreson for sharing community information with all residents; approved by the Board in attendance. Dick Loubier will notify Bob Konetzny of this decision. Ron will share postings with the PLE HOA President for review and approval prior to posting or sending to all PL residents.

ISSUES FROM MEMBERS Some will be submitted for future liaison meetings with management.

1. When will the pool heater be fixed?
2. Information about new manager Brian?
3. Working on fence by Sunseekers
4. Is the driving range open?
5. Tree and landscaping at the corner of Frenchmans & Circle Pine.
6. When will street signs be repaired? Challenge for vendors for repairs to properties.
7. Repair of fence at RV storage lot?
8. Why can't Clubhouse be an emergency shelter?
9. Can ELS provide a truck with ice and water in an emergency situation?
10. Concern about the location of the proposed activity signage; signage was denied by Lee County.
11. Resident concerned about speeding vehicles within the community – any possible action?

ADJOURNMENT: Motion by Loubier/Saniti to adjourn the meeting at 8:10PM, passed.

Cindy Ahrens, Secretary

Board Meetings are scheduled for Monday, Nov 14, Dec 12, 2022 and Jan 9, 2023, 7:00PM in Clubhouse Ballroom. All PLE HOA members are invited to attend. The Annual Member Meeting is scheduled for Monday, Feb 13, 2023.
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