

Pine Lakes HOA II

Bruce Wrede, President
Beverly Bynum, Treasurer
Mike Gloss, Director
Ron Hovet, Director
Ray Walton, Director

Gary Nicolini, Vice President
Betty White, Secretary
Mike Hayes, Director
Jackie Bartilucci, Director

HOA-II Board Meeting Minutes
November 20, 2021
Pine Lakes Ballroom at 7:00 PM

Board Members in Attendance:

Jackie Bartilucci
Gary Nicolini
Ron Hovet
Ray Walton
Bruce Wrede

Beverly Bynum
Mike Hayes
Ray Walton
Betty White

The meeting was called to order by President, Bruce Wrede at 7:02PM and the Pledge of Allegiance was recited.

Reading of the October Meeting minutes. Motion to accept as read by Gary Nicolini, seconded by Ray Walton, All in favor.

Treasurer's Report read by Beverly Bynum:

Previous Month's Checking Balance	\$8,864.02
Month Deposits	\$1,025.00
Month Expenses and Transfer	\$ 400.00
Checking Account Balance	\$9,489.02
HOA-II Legal/Reserve Fund	\$51,759.86
Total Account Balance All Accounts	\$61,248.88
Committee Accounts	
CERT	\$2,078.90
Christmas Dinner	\$ 400.00
HOA-II Only Accounts Balance Both	\$58,769.98
(note: \$1.32 interest on Savings)	

Bruce Wrede: Presidents report. Bruce discussed some of the topics of the meeting with ELS to include the standing water on Grand Cypress, new pool furniture, grading of the dirt road between the two communities. Heater at the pool and the cul-de-sac signs project. Roof leaks in clubhouse and an upgrade to the gate at the storage lot. The notes of the Liaison Meeting on November 11th are posted on ourpinelakes.com.

Bruce also stated that he and Karen Pratt-Beals are meeting with Jeff once a month to discuss issues. They also met with Leslie, Natalie and Jeff regarding the gate closure situation during a previous storm warning to the area. The answer from ELS was that they will update the brochure on the procedure on Hurricane and Storms.

Bruce stated that the HEX Meeting is tentatively scheduled for December 1, 2021 at 9:00 AM in the Board of County Commissioners Office. There are signs around the community with this information. If anything changes the board will inform the homeowners on Facebook.

Bruce stated that the nomination committee has come up with three new forms to be used for the upcoming elections. He asked for a motion from the board members for the approval of these forms. Motion was made by Beverly Bynum and seconded by Ray Walton, all in favor.

Next Bruce asked for a motion to appoint Joe Ciufalo as assistant parliamentarian. Motion was made by Mike Gloss seconded by Ray Walton, all in favor.

The board has instituted a new policy that communications (by e-mail, text or USPS) to the board that are deemed relevant to homeowners, will be read and responded to at the regular meetings of the HOA. In this manner, the homeowners will be able to hear the questions with the answers and they will become part of the minutes.

Bruce stated in response to resident concern regarding outside cleaning crew in the evenings. Event holders are to continue to do their clean-up after their respective events. If the outside cleaning crew cannot complete their jobs at that time, they will come back the next day and complete them.

Committee Reports:

Mike Gloss: ARC and CERT. Mike briefly went over the procedure by which to request changes to homeowners house or lot. Mike suggested if there is a change desired for the paint colors, the homeowner should seek out the color pallet and go from there. Mike also stated that he wanted to thank several individuals and clubs within Pine Lake for their donations to the CERT team. He also commended Matt Heier for helping the NFM fire department in their installation of new fire alarms in the homes here in Pine Lakes. Also upcoming in the near future will be a seminar on poison control and another on fire safety. Watch the website for these important dates.

Betty White: Dues Collections, Collections of dues for 2022 has begun and we are manning a table at the Saturday morning coffee sessions to facilitate early and easy collection of dues.

Ray Walton: Clubhouse Inspections and Security. Ray stated that he will be conducting a meeting of the gate guards to discuss tightening of security. ELS has hired new gate keepers and they are required to do 72 hours of training before going on the job and required to take periodic tests. Ray also stated that the inspection committee is doing a good job on inspections of the clubhouse following events. Mike Gloss asked if the gate issues will be discussed at the meeting. Ray stated they would.

Gary Nicolini: Buildings and Grounds: This information was given in the presidents report.

Past President Report: Ron Hovet, Ron praised Mike Gloss and the NFM fire department for the installation of the fire alarms in his home and they were in and out within 15 minutes. The alarms have a battery life of 10 years,

At this time the meeting was opened up to the floor.

Resident Concerns:

Regarding the time frame for replacement of small cul-de-sac signs. It was stated that Jeff will have his maintenance individuals pull out the signs clean them and return them after cleaning.

Concern with challenging the rate of increase by the CPI so as not to give ELS any path to make changes to the present prospectus.

Question regarding what the hired planner has done and is doing to fight the expansion. Question was raised as to whom to contact in the hierarchy above Natalie and Leslie. It was stated that it is public record and may be obtained on the internet.

Question regarding the dollar amount that has been spent for the Planner to date. Answer, \$2,000.

Question raised whether it is legal for the HOA to circulate petitions to submit to the chain of command in ELS. It was suggested that residents could form a group and submit letters to ELS.

Question of who to contact to find out if someone in the community is vetted, Ray Walton stated he would discuss it with the resident and take care of it.

Question was raised as to whether present board members were in office for an extra year. It was stated that during the declared emergency situation due to the Covid 19 Pandemic, no election could be held and that all members remained in place until January, 2022 when the next election will be held.

Motion to adjourn was made by Gary Nicolini and seconded by Ray Walton, So adjourned at 8:20PM

Respectfully Submitted,

Betty White, Secretary