

PLE HOA BOARD MEETING MINUTES
NOVEMBER 14, 2022
7:00PM CLUBHOUSE BALLROOM

The meeting was called to order at 7:00PM by President Loubier. New members were welcomed. Board members present: President Dick Loubier, Vice President Matt Heier Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Director Bob Godek. There were also 30 members present.

INTRODUCTION OF NEW PL/LF MANAGER BRYAN BASKIN

Formerly from Oklahoma City, 17yrs in health care management, customer service is top on his list, and he does play golf. Updates on communities: due to minor damage, the Sandtrap will be opening soon; Pub will have French doors installed on a wall for opening to residents, hope to make building larger with the addition; golf course is functional; fencing replacements has gone out for bids and now approved; hot tub is without “bubbles” until new equipment is installed. Biggest concerns to Bryan: TREES moving to phase 2 to remove dead limbs or other limbs; GATE concerns have included meetings with Diamond Security and Ray Walton, every guest needs to be calling gate for ANYONE entering, especially contractors now, gate will be writing license plates in future, Lee Sheriff patrols have been helpful; Street signs & stop signs and name plates will all be replaced along with any missing mailboxes (be sure to notify Dari at the desk for any signs or mailboxes missing). Questions from attendees: not all horticulture is being picked up (schedule is just starting again); Eagle Trace 18F has a drainage issue (Bryan will check); tennis courts fencing down impacts bocce play (Bryan will check out); 1F stated that when places call to gate he gets back a response; Ray Dunlap reported that on Timber Pines 2 trees were removed but there are now 2 live electric wire visible (Bryan will check).

SECRETARY’S REPORT – Cindy Ahrens

Minutes of 10/24/2022 Board meeting were read. Draft copy had been posted on the official bulletin board. Motion to approve minutes by Saniti and passed. Final minutes will be posted on the web under the PLE HOA tag.

TREASURER’S REPORT – Wendy Saniti

Review of the 10/31/22 Reconciliation Report which is posted on the official bulletin board. Final account balance is \$118,212.62. Wendy noted that there are still 2 maintenances unpaid. Motion to accept report by Ahrens and passed.

ARC COMMITTEE REPORT – Bob Godek

Reviewed one ARC submission since the last report for 2-O and was approved.

UNFINISHED BUSINESS

- 1) Update on MRTA Status on Document Revitalization
Ahrens reminded all that the Board mailed full copies of the revitalization documents to every estate property in June 2022, entire document is 122 pages long. In the February 13, 2022 mailing material, there will be a list of where to read a copy of the documents including: the documents have been posted on the mypinelakes.com web page under the PLE HOA title for Governing Documents; full documents are available on the finalized book & page, or a copy can be requested from the Board Secretary for pick up at the annual meeting Feb. 13, 2023.
- 2) Nomination/Election Chair for PLE HOA
Saniti stated that this is an essential position for the annual meeting & election of candidates. Tom Clark, Bardmoor 2-I, has volunteered for the position, Dede LaBelle volunteered to assist. Thanks to both Tom & Dede.
- 3) Godek reviewed information about the Photo Album 2023 lead by the PLE HOA. If you sign up for a photo you will receive one copy of your photo and the full album **FREE!** 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. Current dates are: Mon 12/5, Tues 12/6, Wed 12//7, Thurs 12/8, Fri 12/9, Mon 1/16, Tues 1/17, Wed 1/18, Thurs 1/19, and Fri 1/20. Monday hours are noon to 6:30PM; all other days are from 10:30AM to 5PM. Unfortunately, if not enough interest, the photo opportunity will be cancelled.

4) Plans of Action Update

Heier updated that the entry off 41 has not been approved by the County; FDOT and ELS have met to discuss ELS plans. The roads connecting Pine Lakes and the French farm have been approved.

NEW BUSINESS

1) Manager and Meetings

Loubier stated that Manager Baskin had reviewed the material he, so no additional report.

2) Webmaster for ourpinelakes.com recognition.

As a thank you to webmaster, Gary Walkling, the 2 HOA boards will purchase 2 golf cards (\$300 each), the 1/3 share from PLE HOA would be \$200. Motion to approve by Godek, vote was unanimous to approve.

3) PLE HOA Member Email Approval for Community Information

Ahrens reviewed that in the annual meeting material mailed out in early January, there will be a form requesting approval to use your email address for any PLE HOA issues or community information. Your email will only be used by the PLE HOA Board to share information with the Association membership.

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

1. Question about specific property on court 28. Loubier & Saniti made a visit today to review options with the owner of the property.
2. Lot 7-O on Timber Pine – Loubier has spoken with the son in Ft Lauderdale, gave him 3 sources to clean up the lot and home exterior & will follow up with him on action. The house has been vacant for about 7 years and is not in good shape.

ADJOURNMENT: Motion by Loubier to adjourn the meeting at 8:15PM, passed.

Cindy Ahrens, Secretary

Board Meetings are scheduled for Monday, 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.