

Pine Lakes HOAII and PLEHOA Liaison Meeting September 10, 2026 Minutes

Submitted by Heino Puidak 9-16-26

Meeting started at 3:30 in the clubhouse Living Room.

Attending: Tara O'Sullivan (ELS) and Heino Puidak (all PL HOAII)

We went over the 9-7-26 list of concerns and a few other things.....updates in red

A new Assistant General Manager will be starting for PL/LF Sept. 21, 2026.

Resident rumor that our communities are for sale. False. No point in hiring two new managers if you're selling a community AND this is a moneymaker for investors. Per Tara 9-10-26.

NEW * Dead palm fronds need to be trimmed on common grounds and golf course prior to storm season.

8-4-26 – Resident submitted ARF. This has been done every year prior to hurricane season.

9-10-26 – Resident called Heino about this. Tara will follow up.

NEW * Can the Men's Room at the Pub be updated?

9-5-26 – Requested by Bob Godek.

9-10-26 – As Bob was not at the meeting, nobody knows what updates are requested. Heino has reached out to Bob to provide this info.

NEW* Bushes on sides of path from end of Eagle Trace to bridge need to be cut back.

9-3-26 – Denny informed me of the problem. Heino will submit ARF 9-6-26.

9-10-26 – Tara will investigate it.

* PL Pool Closing for renovation

8-28-26 – Received notice of pool closing on 9-11-26 for 10-12 weeks from Tara.

8-28-26 – Heino announced the news on community Facebook posts.

9-3-26 – Heino sent email to Julie and Tara with most significant resident responses as an fyi.

9-10-26 – Per Tara, Closing is only 8-10 weeks, not 10-12. Capacity at Lake Fairways pool should not be an issue. ELS will monitor. Pool water quality is tested daily and records are kept. Residents who feel a need to call the Health Dept. for pool concerns have every right to do so.

* Wi-fi at Pine Lakes clubhouse and Pub.

8-27-26 - Requested by residents on Facebook.

9-10-26 – Per Tara, there is wi-fi at the clubhouse which is controlled by the Men's Club. Heino said access needs to be for everyone, not a few. Heino to follow up with Rick Saniti, Men's Club President.

* Can ELS 360 Inspections and subsequent letters be scheduled for November and March/April with cooler weather and more homeowners on site?

8-19-26 – Resident Graverson recommended.

8-23-26 – Added to this list.

9-10-26 – Per Tara, 360 Inspections were supposed to take place quarterly, but these fell behind and ELS is catching up. While it is understandable that the summer heat and being snowbirds can make repairs or maintenance difficult, if homes are kept up in cooler weather and arrangements are made with other services for work to be performed while snowbirding, 360 Inspections should

find nothing to address. ELS plans to do 360 Inspections quarterly. Heino did bring up that residents have complained that ELS is not maintaining properties they own. ELS has talked to Joshua Tree to do landscape clean-up on these homes where needed, but until ELS actually owns those homes, ELS cannot touch the home.

* Pond seawall repair work, blocking sidewalk. North side of PL Blvd, between Gatehouse and Stop sign.

7-2-26 – Resident reported on Facebook. Heino responded. New project. Will keep an eye on it.

8-17-26 – Moved to this active list from watch list.

9-2-26 – No activity appears to be happening here.

9-10-26 – Tara will investigate it.

* Numerous ARF's submitted for rodent house at 12-D.

7-1-26 – Heino talked to Dari about it. Need more info.

8-15-16 – Julie says the concern will be addressed.

9-10-26 update – Resident that lived there has been evicted. House was put up for auction with no results. Currently in court process to turn over to ELS for demolition.

* Need to add 2 more stumps to remove at 30-M. Old Ian damage.

7-7-26 – Heino went to house to see. Added to HOAII Joshua Tree Stump List.

8-15-16 update per Julie - Will add to our internal list.

9-10-26 update – No change in status.

* Light on the lake fountain behind the clubhouse does not work. Out for possible a year.

6-29-26 – Heino received info from Dennis LaBelle that light is not working. HP to investigate.

7-1-26 – ARF submitted. Work order created to repair.

7-9-26 – Julie will follow up.

8-15-26 update per Julie – Mgmt. will follow up

9-2-26 – Light is still not working.

9-10-26 update – Maintenance is working on it.

* Trees overhanging Circle Pine & Lake Loop, especially near RV lot, need trimming. Hitting boats/RV's.

6-3-26 – Resident submitted Attention Request Form. This is an annual problem.

6-11-26 – Heino talked to Dari. She has created a work order. (Last trimming was Nov. 2025.)

6-11-26 – Made Julie aware of problem.

7-9-26 – scheduled to be completed by July 31, 2026 – JAF (Julie Flake)

8-5-26 – It does not appear that this has been done.

8-15-26 update per Julie – Completed.

8-17-26 – Heino checked – Trees are not cut back. Email sent to Julie.

8-20-26 – Heino discussed with Julie and Tara at Meet and Greet. Work still needs to be done.

9-10-26 update – Working on it.

* Repainting of speed limit postings on streets – on the asphalt, not signs on posts.

6-8-26 – A resident talked to Heino about this. No ARF submitted yet.

6-11-26 – Discussed briefly with Julie. Heino will submit ARF.

6-12-26 – Heino submitted Attention Request Form to have these repainted.

7-9-29 – Will be completed by July 31, 2026 – JAF

8-5-26 – This is not done.

8-15-26 update per Julie – Mgmt. will investigate and address areas not completed.

9-10-26 update – Paint has been ordered.

* Bicycle rack behind tennis court #3 is falling apart.

5-21-26 – Resident submitted ARF.

5-26-26 – Heino went out, confirmed. Took pictures.

6-4-26 – Added to Liaison List and sent pics to Julie.

6-11-26 – Julie will replace this rack.

7/9/26 – Will be replaced by July 31, 2026 – JAF

8-7-26 – Heino checked – not done.

8-15-26 update per Julie – rack will be replaced – waiting for delivery.

9-4-26 – Heino checked. No change in status.

9-10-26 update – Some confusion if it was purchased or not. Tara to follow up.

* Drinking water fountain replacement near tennis courts.

10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.

4-17-26 – resident complaint rcvd, what is replacement status? Heino responded, will add to list.

4-18-26 – Attention Request Form submitted by Heino.

6-8-26 – per Julie, I will investigate this and address it accordingly.

6-11-26 – Julie will replace the water fountain.

6-16-26 – Rachel asked for pics of damaged fountain. Heino sent pic.

7-9-26 – Fountain will be replaced in Q3 – JAF

8-15-26 – No update.

9-10-26 update. New drinking fountain has been installed, but there is a problem with the bottle filler – doesn't turn off. Currently out of service until repair is made.

* Landscaping needs clean up on outside of Circle Pine, French property line to RV lot.

3-15-26 – Resident sent Heino pictures of what they look at daily.

3-16-26 – Heino confirmed.

4-3-26 – Heino took more pic's. Submitted ARF and sent pics to Sandy.

4-8-26 – Vendor will investigate, per Sandy 4-8-26.

5-15-26 – Heino checked. Nothing has been done.

6-8-26 – per Julie, I will investigate this and address it accordingly.

6-11-26 – Discussed at meeting. HOA suggested swapping a day of mowing for a day of clean up. Julie will investigate.

7-9-26 – This work is scheduled to be completed by July 31m 2026 – JAF

7-13-26 – Heino and residents noticed work has started. Ended 7-20 when piles were picked up.

7-20-26 – Clearing was only done from RV Lot to Circle Pine/Lake Loop intersection.

8-5-26 – Looks like all this work has stopped. Will it be completed?

8-15-26 update per Julie – all work has been completed. Heino sent Julie email – needs more work.

8-20-26 – Heino discussed with Julie and Tara at Meet and Greet. Work still needs to be done.

9-10-26 update – Julie thought this was done. Heino reminded Tara that this was discussed at our Meet and Greet on 8-20-26 and more work was needed. Tara to follow up.

* Door frame on exit door from Craft Room at Clubhouse is rotted – will not close.

3-19-26 – Resident submitted Attention Request Form. Heino confirmed.

4-8-26 – Vendor has looked at it. It is on the list for repairs, per Sandy 4-8-26.

5-15-26 – Heino checked. Nothing was done.

6-8-26 – per Julie, I will investigate this and address it accordingly.

6-11-26 – Problem may be due to water intrusion. Julie will investigate.

6-29-26 – Heino checked. Doors may be warped. They do lock.

7/9/26 – ELS Asset Management is assessing all CH doors for possible replacement, no timeline for replacement at this time – JAF
7-15-26 – ARF submitted for Fitness Center door bottoms rusting.
8-15-26 update per Julie - ELS Asset Management is assessing all CH doors for possible replacement, no timeline for replacement currently.
9-10-26 update – No change in status.

- * Any update from Corporate or the engineers about the flooding on Grand Cypress, cul-de-sac 32?
 - 9-11-25 - The engineers have looked at the areas along with lake levels and drainage. First step is scoping the drains that are handling that drainage service. If there is a blockage, it will be resolved. That is under po request now.
 - 10-9-25 – Sandy’s response - I expect an estimate by the end of the week. Asset Management will review and if agreed upon, it will move up through the approval funnel and hopefully go to contract.
 - 12-11-25 – Sandy’s response - Asset Mgt has submitted a proposal to their leadership – cap X 26. It has not yet been approved.
 - 3-12-26 - Sandy: This is an extensive project, has not yet been approved.
 - 4-8-26 – No change in status.
 - 5-15-26 – At least one homeowner in that area has had drainage installed privately.
 - 5-15-26 – Another resident submitted another ARF.
 - 5-22-26 – HOAII and PLEHOA submitted this problem on 2027 Cap-X Request List to Julie.
 - 6-8-26 and 6-11-26 – Per Julie, this is being investigated by our asset manager and will be requested for funding in 2027.
 - 7-9-26 – no new update currently - JAF
 - 8-3-26 – Resent Pine Lakes ‘27 Cap-X List with this problem to Julie.
 - 8-15-26 – no new update currently – JAF
 - 9-10-26 update – No change in status.

- * Any updates on the clubhouse downspouts and gutter repairs outside craft room?
 - 11-13-25 – Sandy’s response - Pending Contract Administrator
 - 3-12-26 update from Sandy - Everything was done except the area by the ceramics. Have contacted the vendor to return and address.
 - 4-8-26 – Per Sandy, bids are in hand from roofing vendor to repair.
 - 6-8-26 and 6-11-26 – Per Julie, this is being investigated by our asset manager for the best course of action. This will ultimately be a larger scope project that will take place in future year capital budgets.
 - 7-9-26 – no new update at this time – JAF
 - 8-15-26 – no new update at this time – JAF
 - 9-10-26 update – A vendor came out, waiting for estimates.

- * Replacing boards on bridge
 - May 2023. On Liaison Issues List.
 - 2-12-26 update. ELS has not approved any repairs. Some quotes were done.
 - 3-12-26 update – No change in status.
 - 4-8-26 update per Sandy – no approvals to date.
 - 5-22-26 – HOAII and PLEHOA submitted this problem on 2027 Cap-X Request List to Julie.
 - 6-8-26 and 6-11-26 – Per Julie, there is no update at this time.
 - 7-9-26 – no new update – JAF
 - 8-3-26 – Resent Pine Lakes ‘27 Cap-X List with this problem to Julie.
 - 8-15-26 – no new update – JAF
 - 9-10-26 update – No change in status.

* Tree and stump removal

Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.
3-12-26 update per Sandy: Needs the list from Heino.
4-2-26 – List delivered to Sandy's office.
4-8-26 update per Sandy -Arborist assisting with review and prioritization, pricing and budget planning. I don't see it being completed in this budget year.
6-8-26 and 6-11-26 – Per Julie, some tree trimming will take place in June 2026. No stumps are scheduled for removal currently as dead/dangerous/dying trees take priority for budgeted funds. Stumps that are a hazard will be removed. Need to identify.
6-12-26 – Heino put out Facebook post asking residents to identify hazard stumps.
7-9-26 – no new update – JAF
8-15-26 – no new update – JAF
9-10-26 update – No change in status.

* Re-covering pool tables

Per 2-12-26 mtg, waiting on quotes.
3-2-26 update. Quotes received. \$1,890 to recover both tables.
3-12-26 update per Sandy – Will submit for 2027 capital expense budget.
Per Heino, pool players say that quote is high, would like to get additional quotes. Sandy said OK.
3-30-26 – Heino sent Sandy email asking which vendors already quoted.
4-6-26 update per Sandy – Only one quote rcvd – Heino has a copy.
4-16-26 – Heino sent email to Al Solvang to discuss.
5-15-26 – Heino talked to pool player John Graverson. This was discussed with ELS November of 2024. He submitted ARF Oct. 8, 2025, to recloth. Heino will send name of person who did these tables last time, phone number and cloth required to Julie Flake so she can schedule him to visit and quote job. Price should be around \$450 per table.
5-18-26 - Heino sent email to Julie re: this project, vendor name and number, cloth type, etc.
6-8-26 – Per Julie, we can have this completed but will need the HOA to pay vendor and ELS can reimburse the HOA.
6-11-26 – Per Julie, if the vendor is approved, they can pay directly. She will investigate.
7/9/26 – Have an invoice submitted to me for the cost, ELS will pay to the HOA – JAF
7-15-26 – Heino exchanged email with Julie. Heino will pursue a quote while Julie gets Mr. Slate approved as vendor.
8-6-26 – Heino needs to coordinate with Graverson.
8-17-26 – Heino sent email to Francisco to set up estimate.
8-23-26 – Heino talked to Graverson. Will touch base with him again 8-28 to set up meet with Francisco to quote.
9-4-26 – Heino and Francisco connected. Setting up date to quote.
9-10-26 update – Heino still waiting for vendor to call back.
9-16-26 update – Heino sent follow up to vendor. Vendor coming out 9-18-26.

* 19745 Frenchman's Ct. (28K) – two different colors of siding as well as missing siding.

Per 2-12-26 mtg. This will receive a 360 review and be addressed accordingly.
3-12-26 update per Sandy: The resident is planning to repaint the mismatched the same color as the front- yellow.
4-6-26 update per Sandy – no further update.
6-4-26 – Heino checked. More than siding color issues exist here. Sent pics to Godek.
6-8-26 and 6-11-26 – per Julie, I will investigate this and address it accordingly.
7-9-26 – no new update – JAF
8-15-26 – no updates

9-10-26 update – Homeowner was given first? Notice on March 16, 2026. New notice given to homeowner on 9-10-26.

* Tennis courts missing some fence rails and crack in court

2-16-26 update. Not a priority for ELS. No work planned per Sandy.

3-12-26 update per Sandy: She will be submitting a project request for the rails for the 2027 Cap-X budget.

4-6-26 update per Sandy – no further update.

6-8-26 and 6-11-26 – per Julie, Can request for 2027. No additional update.

7-9-26 – no new update – JAF

8-15-26 – no new update – JAF

9-10-26 update – Tara will talk to maintenance. Heino questioned if these rails are even needed as they have not been there since Ian.

* Sunshade for shuffleboard courts

3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X '27.

3-30-26 – Heino sent email to Sandy to go ahead with project based on resident responses.

4-6-26 update per Sandy – no further update.

5-22-26 – HOAII and PLEHOA submitted this problem on 2027 Cap-X Request List to Julie.

6-8-26 and 6-11-26 – per Julie, Can request for 2027. No additional update.

7-9-26 – no new update – JAF

8-3-26 – Resent Pine Lakes '27 Cap-X List with this problem to Julie.

8-15-26 – no new update – JAF

9-10-26 update – Quoting in process.

* Carpeting in clubhouse Activity Room needs to be cleaned or replaced.

3-12-26 – Presented by Bob Godek.

3-12-26 – Sandy states she will have it cleaned after this season.

4-6-26 update per Sandy – will likely be cleaned in June.

6-8-26 update – per Julie, Carpet cleaning will take place in October 2026.

6-11-26 – per Julie, it's a budget issue. May be late September.

7-9-26 – no new update – JAF

8-15-26 – no new update – JAF

9-10-26 update – Scheduled for Wed., 9-16-26. Dari notified clubs. Heino posted on Facebook.

9-16-26 – Looks like it is actually 2 days – 9-16 and 9-17.

* New or more chairs in pool area.

3-10-26 – Email from Sandy - Will be submitting a capx project for replacing poor condition and adding additional new chairs in 2027.

3-13-26 – Heino, Sandy and Pool Committee met. Sandy open to clubs buying more chairs. She is open to putting in 2027 capital budget for more chairs. Question arose – how many can we put out there.

3-16-26 – Heino sent email to Sandy. Let us know cost for more chairs. Clubs may fund.

4-6-26 – Sandy sent email with total # seats allowed. Waiting for quote for replacements from Suncoast Furniture.

4-7-26 – Received quote from Sandy for new pool furniture. 36 – 18” high, stacking chaise loungers, 13 stacking chairs, 42, 42” round tables – About \$47,000 - \$52,000.

4-16-26 – Heino sent email to Sandy, quantities appear to be wrong.

4-16-26 – Heino sent quote to Sherry on Pool Comm if they want to buy some. Never heard back.

4-23-26 – Rich Pacewic did a lot of work. We will submit cap ex request to replace the allotted 42 chairs and 36 loungers and add 30 more chairs. Also requesting better quality than current. Maybe like LF.

5-22-26 – HOAII and PLEHOA submitted this problem on 2027 Cap-X Request List to Julie.

6-8-26 and 6-11-26 – per Julie, This can be requested for 2027 capital projects.

7-9-26 – no new update – JAF

8-3-26 – Resent Pine Lakes '27 Cap-X List with this problem to Julie.

8-15-26 – no new update – JAF

9-10-26 update – No change in status.

*Broken blinds in the clubhouse.

10-9-25 – Discussed. Can be taken down and removed. Will not be replaced.

11-13-25 – Sandy's response - We are not budgeted for them; looking at ways to remove and only replace what is needed. Ron asked if Men's club would be allowed to repair or replace; Sandy says all doors may be replaced, so wait.

3-3-26 – Heino turned in Action Request Form for same problem.

3-12-26 update from Sandy - Doors have not yet been approved for replacement. If they were replaced, they would be replaced with same size. If you want to consider replacing a room at a time, let's talk about it.

3-16-26 – Discussed at Membership Meeting. No action at this time.

5-22-26 – HOAII and PLEHOA submitted this problem on 2027 Cap-X Request List to Sandy.

7-20-26 – Some blinds were replaced today.

8-3-26 – Resent Pine Lakes '27 Cap-X List with this problem to Julie.

8-15-26 – No updates

9-10-26 update – Per Heino, it looks like just the Billiards Rm needs new blinds. Tara will talk to Maintenance.

Completed Items – Need to Inform Membership

* Bees in the RV Storage Lot between two sheds

7-20-26 - Reported at HOAII Membership Meeting.

7-21-26 – Heino confirmed, took pictures.

7-30-26 – Heino sent email with pics to Julie. Julie asked Dari to call out Pest Control.

8-5-26 – Heino checked with Dari. Communication error. Dari will call out Pest Control.

8-7-26 – Dari says Joshua Tree will be out either 8-11 or 8-12.

8-13-28 – Heino checked, bees are still there.

8-15-26 update – Julie says it's completed.

8-17-26 – Heino checked – Bees are still there. Email sent to Julie.

8-24-26 – Heino talked to Tara. Bee man is coming.

9-4-26 – Heino checked - BEES ARE GONE! DONE.

9-10-26 – Heino and Tara talked. Bee remover guy says shed should come down.

9-11-26 – Heino sent email to Saniti about shed.

The meeting ended at about 4:30pm.