

Pine Lakes HOAII and PLEHOA Liaison Meeting June 11, 2026 Minutes

Submitted by Heino Puidak 6-12-26

Meeting started at 2:00 in the clubhouse Living Room.

Attending: Julie Flake (ELS), Leigh Ann Southard, Heather Vetter and Heino Puidak (all HOAII)

We went over the current list of concerns.....

\* Inspection Notices Regarding House Numbers

5-21-26 – Need to discuss inspection notices that were sent to residents requiring house numbers to be displayed within 10 days. This is not in any Prospectus or Rules and Regulations that can be found. Many residents had already left for the summer. What's going on?

6-4-26 – Heino talked to Rachel about this. Heino will post details on FB.

6-10-26 – Heino posted clarification on Facebook.

6-11-26 update – Heino told Julie about the FB posting and residents getting letters when their numbers are clearly posted (PL 47-I and LF 41-A). Julie will be getting together with Rachel and other staff to discuss the 360 letters, timing and wording.

\* 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.

\* 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.

\* Who maintains the drainage pipes under driveways? Mowers are damaging exposed ends. Clippings and grass clogging pipes. Reported problem at PL 31-B.

5-21-26 – Resident submitted ARF. Rachel and a maintenance person came out to look.

6-4-26 – Heino reviewed. Legit issue – not just clogging, but broken pipe.

6-11-26 – Discussed with Julie. Probably ELS maintained on leased land. Estates owners maintain their own. Will check into it. Talked about 31-B. Mowers are breaking drain pipes and some pipes under driveways need to be cleaned out to allow drainage.

\* 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.

\* Concrete walking path needs to be repaired.

Jan. 2026 – Water leak at 16-G caused path to be torn up. Neighbor submitted ARF.

5-26-26 – Neighbor submitted 2<sup>nd</sup> ARF. Heino went out, confirmed. Took picture.

6-4-26 – Added to Liaison List and sent pic to Julie. Asst. Mgr Rachel confirmed repair work will take place in next 2 weeks. Heino posted notice on Facebook sites.

6-11-26 – Work has begun. Verified by Leigh Ann.

- \* Pine Lakes clubhouse Arts/Crafts Room closed 5-22-26 because of water intrusion repairs.
  - 5-22-26 – Dari sent message to me to send out to residents – no specified reason. Heino and Julie exchanged email regarding the reason. Possible water intrusion.
  - 6-8-26 – Julie anticipated completion by June 30, 2026.
  - 6-11-26 – Julie expects repairs to be completed on or before June 30, 2026.
  
- \* Pine Lakes FISH was told to clean out storage closet in Laundry Rm ASAP. Room closed 5-22-26 because of water intrusion repairs.
  - 5-20-26 – Dari passed this on to Bob Konetzney.
  - 5-22-26 – Dari sent message to me to send out to residents – no specified reason. Heino and Julie exchanged email regarding the reason. Possible water intrusion.
  - 6-8-26 - Julie anticipated completion by June 30, 2026.
  - 6-11-26 – Julie expects repairs to be completed on or before June 30, 2026.
  
- \* Golf course grass clippings being dumped by bushes on Lake Loop, near empty storage lot.
  - 4-30-26 James Andrews sent email to Sandy asking why?
  - 5-5-26 – Andrews sent follow up email to Sandy and Dari. What is the status or findings? Heino notified Andrews that Sandy has quit.
  - 6-8-26 - I believe that this has been resolved, per Julie.
  - 6-11-26 – Appears to be a one-time incident. We are to let Julie know if we see it again.
  - 6-12-26 – Heino sent James Andrews a follow up email.
  
- \* Drains at tennis courts need to be cleaned out so water can drain off courts.
  - 4-12-26 – Resident submitted ARF.
  - 4-19-26 – Heino checked, drains are loaded with leaves, etc.
  - 5-15-26 and 5-22-26 - Heino checked, has not been done.
  - 6-4-26 - Heino checked, has not been done.
  - 6-8-26 - Drains will be cleaned/cleared, per Julie.
  - 6-11-26 – Julie has submitted work order,
  
- \* 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.
  
- \* 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.
  
- \* 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 has been 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.

\* No electric at the tennis court billboard. Need it for ball machine.

3-25-26 – Tennis Assoc President submitted Attention Request Form.  
4-8-26 – Per Sandy, Purchase Order APPROVED – vendor to repair.  
6-8-26 update – per Julie, Is it an outlet that is not working or request for a new outlet?  
6-11-26 – Heino checked, looks like outlet works. Heino left Ed Dukes, PL Tennis, a message about this outlet. Waiting for answer.  
6-11-26 meeting with Julie – HOLD until we hear if it is still a problem or not.

\* 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 update - Sandy: This is an extensive project, has not yet been approved.  
4-8-26 update – No change in status.  
5-15-26 update – At least one homeowner in that area has had drainage installed privately.  
5-15-26 – Another resident submitted another ARF.  
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.

\* 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.

\* Tree, weeds and brush trimming in RV storage lot

2-12-26 update. Joshua Tree is handling this, in process. Limited to work because of RVs in the lot.  
2-16-26 Membership mtg update – owners willing to move RVs to allow work. Heino to talk to Sandy.  
2-26-26 update. Heino checked the lot for trees by RVs. Not an issue. Email sent to Sandy.  
2-27-26. No more trimming to be done, but clean-up to be done after snowbirds leave.  
3-12-26 update per Sandy: Will go in after more vehicles are gone and get rid of the old debris left behind.  
4-8-26 – Per Sandy, will likely take place in May, it's on the project list.  
5-15-26 – Heino checked. Nothing has been done.  
6-8-26 and 6-11-26 – Per Julie, This will be completed in June/July. Julie will let HOA know of schedule so we can ask RV owners to move units for work crews as needed

\* Updates to Pub

Per 2-12-26 mtg, assume rough-in Electrical and plumbing inspection passed. Waiting on custom built walk-in cooler and staffing. Sandy estimates maybe end of March – we think April if lucky.

3-12-26 update per Sandy: Likely mid-April. ELS is posting jobs, preparing schedules and will have at least 2 weeks of training to do once the contractors are out. The walk-in cooler was installed 3-12.

4-8-26 update per Sandy - 2-3 weeks of work then reinstall all kit equipment and furniture – INSPECTION, staffing will drive opening date. Vendors working daily- accepting applications and trying to conduct interviews- many No Shows.

6-8-26 and 6-11-26 – Per Julie, Anticipated soft opening mid-June with a Grand Opening event in July for a USA 250<sup>th</sup> celebration. More to come!

\* 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.

6-8-26 and 6-11-26 – Per Julie, There is no update at this time.

\* Painting of speed bumps

2-12-26 update. Sandy thought they were all done. Heino sent list 2-16-26.

2-17-26 update. Work to be done after season, late April.

3-12-26 update – No change in status.

4-8-26 update per Sandy - late April/May- on the projects list

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

6-8-26 – Per Julie, This will be completed. Please send me the list.

6-11-26 – Heino sent list to Julie. Painting started today in Lake Fairways.

\* 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 at this time 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.

\* 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.

- \* 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.
  
- \* 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: 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.
  
- \* 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 – Heino added to and sent 2027 Cap Ex Priority List to Julie.
  - 6-8-26 and 6-11-26 – per Julie, Can request for 2027. No additional update.
  
- \* Water leaking from ceiling into the theater and veterans’ closets in storeroom behind clubhouse stage.
  - 3-10-26 – ARF submitted by Theater chairperson.
  - 3-11-26 – Heino checked it out. Legit problem.
  - 3-12-26 – Ron said it’s an A/C drain that appears to be the problem. Sandy will investigate.
  - 4-6-26 update per Sandy – pending vendor estimate.
  - 4-8-26 – Theater group submitted another ARF – water still leaking into closet.
  - 6-8-26 – per Julie, I will investigate this and address it accordingly.
  - 6-11-26 – Julie will check with Maintenance to see if work has been performed. Heino will check with Theater Group if they’ve had a problem.
  - 6-12-26 – Heino sent email to Theater Group asking about problem. (Marjorie Newton)
  
- \* 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.
  
- \* Pool signs re: saving chairs and moving furniture removed from gate.

3-11-26 – Heino took photo of signs on one gate.  
3-12-26 – Heino found signs removed.  
3-13-26 – Heino sent email to Sandy for answers. Can we order signs for each gate?  
3-13-26 – New signs are coming per Sandy.  
4-6-26 update per Sandy – no further update.  
6-8-26 and 6-11-26 – per Julie, I will make sure signs are ordered and installed.

\* 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 – Heino added to and sent 2027 Cap Ex Priority List to Julie.  
6-8-26 and 6-11-26 – per Julie, This can be requested for 2027 capital projects.

\* Street light (black) not working on PL Blvd, by Court 3.

3-30-26 – Heino submitted ARF.  
4-6-26 update per Sandy – no update.  
5-14-26 and 5-22-26 – Heino checked, has not been fixed.  
5-30-26 – Heino checked, has not been fixed.  
6-8-26 – per Julie, This work has been completed.  
6-10-26 – Heino checked, this light is still not working.  
6-11-26 – Julie will follow up to get it repaired.

\* Electrical contractor work – Kirkwood Lighting - lighting and outside outlets near landscaping

Per 2-12-26 mtg, almost done with lighting work. Sandy thinks all outlet issues are resolved. Ron does not. Gloss says there are still issues per Gary and Becky 2-13.  
2-13-26 update. Ron provided ELS with documentation on how to resolve the problems.  
3-12-26 update per Sandy: Ron’s info has been shared with vendor and we will address what else is needed down the road. We have other priorities right now.  
4-6-26 per Sandy – this is happening.  
6-8-26 – per Julie, This work has been completed.

**These issues were only discussed as being submitted by HOAII and PLEHOA for capital expenditure consideration for 2027**

\*Broken blinds in the clubhouse.

\* Sunshade for bocce courts

\* Ladies restroom by pool runs out of TP and towels on Sundays. Kitchen area, no towels.

## COMPLETED ITEMS

- \* Siding? and large branches in lake behind 63-J.
  - 3-27-26 – Resident submitted ARF.
  - 4-19-26 – Heino verified. Probably siding, not far from shore.
  - 5-15-26 and 5-22-26 – Heino checked, have not been removed.
  - 5-26-26 update – Resident called – all removed and hauled away. DONE
  
- \* Too many leaves and landscape debris in horseshoe pit area. Needs clean-up.
  - 2-23-26 – Attention Request Form submitted by resident.
  - approx. 2-24-26 - 2<sup>nd</sup> Attention Request Form submitted by resident.
  - 3-6-26 – Heino confirmed. It's terrible!
  - 3-12-26 update - Sandy: looking to purchase a leave vac. Maintenance will clean the Horseshoe areas after they clean out the pool decks.
  - 3-26-26 – Heino talked to Konetzney re: leaves. No need to do this until November. We will time activate this at October Liaison Meeting.
  - 4-20-26 – Notified membership at meeting.
  - 6-4-26 – Heino checked. Area has been cleaned up. DONE. Will monitor next season.

There was one more issue discussed at this meeting....

- \* Unknown hole on the outside of Circle Pine at the intersection of Eagle Trace and Circle Pine. The hole has been there for 2 years, covered by a plywood board, surrounded with ribbon tape.  
6-11-26 Heino showed pictures to Julie. This needs to be addressed. Heino to send details and pics to Julie.

The meeting ended at about 2:30.

Respectfully,  
Heino Puidak