

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Gloss, Vice President
Leigh Ann Souhard, Treasurer
Heather Vetter, Secretary

Ron Thoreson, Director
Linda Baker, Director
Heino Puidak, Membership

HOA II BOARD OF DIRECTORS MEETING MINUTES FEBRUARY 17, 2025 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

A. Meeting called to order- 7:00 p.m., followed by Salute to Flag and moment of silence

Roll call of Directors: President- Gary Nicolini, Directors- Mike Gloss, Linda Baker, Ron Thoreson, Leigh Ann Southard, Heino Pudiak

Absent: Secretary- Ann Hartnett, Treasurer- James Andrews, VP- Mike Hayes

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse February 10, 2025

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirements of Florida Statute 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any noticed by e-mail and placed on the board in the lobby. The meeting of the Board of Directors may be recorded under the requirements of FL St. 723. The meeting may not be broadcast or reproduced or copied without the consent of the Board.

President welcomed everyone to the meeting. There were no first-time attendees. Gary introduced the motion to amend Article VI Section 1 of the bylaws, reducing the number of board members from 9 to 7.

Motion: Gary Nicolini Second: Ron Thoreson Vote: All in attendance approved the motion.

With the approval of the HOAII Board going from 9 Directors to 7, there was no voting for seats on the Board.

The Board then took a break to discuss the positions of the new appointed Board Members: Heather Vetter and Mike Gloss. Heather will be the Secretary; Mike will be Vice President.

The board reconvened and introduced Heather and Mike as new Board Members and stated their positions. Your new HOAII Board for 2025 is:

Gary Nicolini, President
Mike Gloss, Vice President
Leigh Ann Souhard, Treasurer
Heather Vetter, Secretary

Ron Thoreson, Director
Linda Baker, Director
Heino Puidak, Membership

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes, minutes reviewed by board prior to meeting and no changes were needed. Minutes posted online.

Leigh Ann Southard, Treasurer- monthly balance report: \$41,512. Recommendation made to invest balance in short-term CD for earning interest. The Board will look into it.

C. Committee Reports

1. **ARC/CERT-** Mike Gloss reinforced the need to use ARC forms to make home improvements. He has received 2 ARC forms this year. CERT gave a safety seminar that was well attended by both communities. Big 10 Club donated \$100 to CERT.
2. **Food Trucks** are here on the 2nd Monday of each month. March 10th is Horse Eyed Jakes.
3. **Membership-** Heino encouraged all attendees to speak to their friends and neighbors about joining the HOA; Pine Lakes has 585 homes, only 133 are paid members. We need 275 members to meet the budget.
4. **Event Inspections-** Linda Baker states all events in the clubhouse have been expected and no issues were found. Linda has collected checks from the Men's Club, Women's Club and Beautification Committee. Checks will be returned at the end of the season.
5. **Building and Grounds-** Gary stated all issues are being addressed with Julie, including bocce court benches, rocks on Pickleball Courts and cover for bocce court. Additional concerns raised by attendees about trimming bushes at the front of the park.
6. **Pool/Spa-** All in good condition at the time of the meeting.
7. **FMO-** Ron stated FMO is in the final stages of legislative projects and proposals. There is a consistent decline in FMO membership. Ongoing discussions with PLEHOA on who owns the roads (Circle Pine and Pine Lakes Blvd) regarding the French property development. If legal action is pursued, there will be an HOAII vote before spending any legal funds.
8. **President's Report-** Gary stated he met with Julie and addressed several concerns (she is interim manager after Kevin's resignation, no new manager hired to date). Century Link is in the community replacing wiring; survey crew has re-marked areas to be dug due to water-main breaks. The horticulture dump spot at the back of the property will no longer be available per ELS due to misuse. Gary is speaking with Waste Pro about horticulture pick-up requirements and will share that information. Please adhere to the posted speed limits. We need additional people to join the Welcome Committee; if you are interested, please speak to Gary.

D. Special Committee

No concerns or issues raised.

E. Old Business

1. No current manager; Kevin resigned, and Julie is filling in until a new manager is hired.
2. Residents should notify Gary of any complaints or issues with the front gate.

F. New Business Open to all HOA Members

1. The bushes on Hole 5 are overgrown and dangerous for golf carts/vehicles by the front gate.
2. Sewer back-up issues from the watermain break are being addressed and handled by the company hired to replace the wire.
3. Tie down program- Gary continues to reach out but hasn't received a response.
4. Dog size discussion- size limit not enforceable due to ADA, ESA and legal regulations.

Motion was made to adjourn the meeting at 8:20 p.m., seconded, and accepted.

Submitted by,
Heather Vetter
Secretary