

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 13, 2025

Welcome and Call to Order – President Bob Godek

Meeting was called to order at 7:00PM; there were 23 members present and 5 Board members for total of 28 attendees. There were 3 new members present at this meeting.

Secretary iReport – Cindy Ahrens

Minutes of the April 14, 2025, meeting minutes were read, the Board Meeting Minutes are also posted within 5 days on the official bulletin board near the exercise room in Club House. Motion to approve April minutes by Godek/Saniti; approved by the Board.

Treasurer Financial Report -- Wendy Saniti

The monthly Financial Report is posted every month on the official bulletin board.

Beginning balance for September was 107,527.77, ending balance on 9/30/2025 was 112,789.72. There is only one property that is in arrears of July payment, Saniti is working with owner for payment. The Association will be receiving Payoff Funds from the Release of Lien Fees from one property of \$10,531.59. Motion by Godek/Stamley to approve the financial report; approved by the Board.

ARC Report – Brad Colvin

There were 8 property requests – Solar panels 27H, paint house 17J, paint shutters 22B, replace window and door on Iani 19J, cut down tree 1D, trim trees 1F, replace windows 27 and fence for dog 24L.

Reminders from Brad to be aware of need for using licensed contractors for projects; he is available for members with any questions or issues.

Unfinished Business –

Nothing

New Business --

Nothing

Liaison Meeting Review – Pat Stanley

Review of items discussed at the meeting:

1. Card room tables & chairs need updating
2. Clubhouse downspout needs to be connected
3. Pickleball court grave resolution
4. Condition of the lakes/status
5. Weeds at storage
6. Key for evacuation gate in Lake Fairways
7. Tennis court cracks

8. Request pool deck to be pressure washed
9. Sign spinner at PL?
10. Brush cut back request at the bridge to LF
11. New wood in pool tikis in need for poly
12. Grand Cypress cul-de-sac flooding update
13. Rain dumping on AC units by craft room

The Liaison Reports are available on the web page after the meetings.

Added issue: request for update on the Pub –work may not be finished until next year.

Issues/Questions from Members – Bob Godek

Tennis courts issue

Pool deck needs to be washed

Across the bridge, both sides are bad

Two main issues: windows in clubhouse and bridges

Pub changes and issues that are delaying the process

Property issue at 25C

Volunteers needed to run for the Board 2026 annual meeting in February; anyone interested can talk with any current board member for information about the duties; applications for the Board must be submitted by DECEMBER 15, 2025 to Cindy Ahrens or Dede LaBelle.

Motion to adjourn the meeting Godek/Colvin, approved at 7:35PM.

THE NEXT SCHEDULED BOARD MEETING IS ON MONDAY, NOVEMBER 10, 2025, AT 7:00PM IN THE CLUBHOUSE.