

**PLE HOA BOARD SPECIAL MEETING MINUTES**  
**JULY 10, 2022**  
**2:00PM CLUBHOUSE LIVING ROOM**

The meeting was called to order at 2:00PM by President Loubier. Board members present: President Dick Loubier, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Director Bob Godek; Vice President Matt Heier was participating via phone. There were also 19 members present. Because this is a Special Board Meeting there were only two action items on the agenda – Replacement Appointment to the Revitalization Organizing Committee and ARC Application.

**1) REPLACEMENT APPOINTMENT TO THE REVITALIZATION ORGANIZING COMMITTEE**

Secretary Ahrens stated that Committee member Dave Krohn was moving away and resigned from the Committee. Introduction of Joel Lembo, 19666 Eagle Trace, 20-D, has volunteered to fill the position. Motion made by Ahrens/Saniti for Joel Lembo to be the third Committee member; vote was unanimous.

**2) ARC APPLICATION**

Loubier reviewed the plan for discussion by the Board and then from the membership.

Godek read the ARC submission from 22B, Dennis & Dede LaBelle: “Request for 2 car garage 26’x30’ located to the left of driveway with pergola between old garage and new garage. Vinyl siding, asphalt shingles, 8’x14’ front door (diagrams submitted). Also deck on rear of home 10’ in front of lanai and 20’ running on back of house. Garage is for my truck and golf cart so no golf carts or vehicles are left in driveway at night per HOA rules. With vehicles being broken into I want my vehicles locked in garage. Also do not want golf cart in yard or driveway. This garage will not be an eye-sore. It will look like the garages on other lots that have detached garage. We both have vehicles and golf carts and want them in the garage. Also, it so far cost us over \$1,750 for prints and engineered drawings which I only spent after I got approval from Bob Godek back in May.”

Loubier asked Dennis LaBelle to describe the plans for the garage. Dennis LaBelle explained that he plans to remodel the interior of the home and will be doing that himself using the garage as a work area, and as a “man cave”. He has no plans for starting a business of any type, when they are gone in the summer, their vehicles will be locked in the garage. He guaranteed that there will be no business in the garage, no golf carts in the yard. Board member Matt Heier has requested the Board make sure it receives the “no business” letter from Dennis LaBelle (copy will be shared with Board and will added to the file).

Open for member remarks/comments, the following list asked questions or made comments:  
Marlo Magnette, Mikki Hughes, Joann Cline, Dennis Cline, Dennis LaBelle.

Motion to approve the ARC request Loubier/Heier was made. Roll call vote of Board members:

Heier	No
Saniti	Yes
Godek	Yes
Ahrens	Yes
Loubier	Yes

Motion passes with 4 yes and 1 no.

ADJOURNMENT: Motion by Loubier/Saniti to adjourn the meeting at 2:40PM, passed.

Cindy Ahrens, Secretary

Next Board Meeting: Monday, Oct. 10, 2022, 7:00PM in Clubhouse Ballroom. No regular Board meetings are scheduled from May through September; however, there are 3 fulltime Board members in case of emergencies over the summer.
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