

# Pine Lakes Homeowners Assoc. II, Inc.

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Gary Nicolini, President  
Mike Hayes, Vice President  
James Andrews, Treasurer  
Ann Hartnett, Secretary

Ron Thoreson, Director  
Mike Gloss, Director  
Anna Marie Morrissey, Communications Director  
Raymond Walton, Director  
Philip Eberhardt, Director

## HOA II BOARD OF DIRECTORS MEETING MINUTES DECEMBER 18, 2023 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, Vice President- Mike Hayes, Treasurer- James Andrews, Secretary- Ann Hartnett, Directors- Mike Gloss, Ron Thoreson, Philip Eberhardt  
Absent- Anna Marie Morrissey, Raymond Walton

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, December 15, 2023

**Statement:** This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirement of Florida Statute 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any questions concerning the agenda will be taken when the business of the board has been completed. This meeting has been 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 one first time attendee at this meeting.

### B. Regular order of business; Officers Reports

Ann Hartnett, Secretary- read previous Meeting Minutes for November 2023, minor typo changes were identified by board to draft copy. - Motion to Accept, seconded and accepted. Minor typo changes will be made prior to posting online.

James Andrews, Treasurer- read Treasurer's Report- Motion to Accept, seconded and accepted. Balance \$48,950.77

### C. Committee Reports

- 1) **ARC-** Mike Gloss stated no new requests were submitted since last meeting.
- 2) **CERT-** Mike Gloss state four new CERT staff completed their basic CPR training. Still waiting on AED from ELS.
- 3) **Membership-** James Andrews reported there are 309 paid HOAII members in Pine Lakes for 2023, but only 60 paid so far for 2024. Please continue to talk to your friends and neighbors about all the good the HOA is doing and ask them to also join. It is the right thing to do.
- 4) **Event Inspections/Horseshoe and Bocce Court-** Ray Walton was absent. No new report.
- 5) **Building and Grounds-** Philip Eberhardt received reports from community about missing signs on paths and roads. ELS is aware and is working on replacements. Please let us know about any hazards or repairs needed by completing the three-part form available from any HOA board member or in the office.
- 6) **FMO-** Ron Thoreson updated us on proposed Legislative changes underway by FMO this session. (see FMO online for details). French Property update, ELS needs to prove roads. No other new news.
- 7) **Communications-** Anna Marie Morrissey was absent. No new report. Gary request email addresses from members.
- 8) **Golf Course-** Mike Hayes said the course is in great shape and is running smoothly. Continue to identify any problems or concerns.
- 9) **President-** There are 5 open HOA board positions for 2024. Mike Hayes, Ron Thoreson, Anna Marie Morrissey, Phil Eberhardt, Ray Walton. Request announced three times, no new nominations from the floor were made during meeting.
  - a) Discussion was started on possibly adding one additional meeting of the board, but tabled for discussion until new board is elected.
  - b) ELS may be shutting off all fountains in their communities, due to possible spread of listeria.

- c) Lake Fairways had their meeting with Julie, Kevin and Corporate Lawyer. ELS stated that you can go by your ORIGINAL Prospectus, pay by check is alright if in the original prospectus. We could purchase disc of all prospectus through DBPR but Ron Thoreson already has them.
- d) Pay lease fee to Dari in the office according to your original prospectus or on the online portal, until we meet with management. Still waiting for this meeting with ELS and legal counsel.

#### **D. Special Committees-**

- 1) **Resident Concern/Lack of Services Tracking-** Ron Thoreson continues to use spreadsheet tracking concerns back to 2013, incorporating photos, when possible.
- 2) **By-Law Review-** Mike Gloss stated the lawyer approved proposed changes. There is a copy for residents to review the proposed changes to the By-Laws, hanging up on the bulletin board in the Clubhouse hallway and online (OurPineLakes.com/HOAI). Please leave the copy on the bulletin board. HOAI members in good standing, will vote on By-Law changes at the annual meeting in January.
- 3) **Nominations-** Nomination box for 2024 HOA was opened by President, nominees were read aloud- Linda Baker, Ron Thoreson, Ray Walton, Leigh Ann Southard, Mike Hayes. Nominations are now closed.

#### **E. Old Business**

- 1) Dispute Logs are still being signed. We have 152 signatures, but we need 150 more. Board members will be out to get more signatures, but please don't hesitate to contact us to sign this as well.
- 2) Resident Concern forms should always be submitted to office and HOA board will follow up for completion.
- 3) Gary has tree and stump maintenance list.
- 4) ELS is taking new bids for tree service. Unsure of future here for Joshua Tree.

#### **F. New Business Open to all HOA Members**

- 1) HOA Accountant is needed, looking into 2 names.
- 2) Discussed at Liaison meeting: Starting in January 2024, HOA will be giving a 90 day notice to Management to increase pressure for repairs. This is intended to get dates of completion. This allows HOA to give members a better timeline and not let any repairs go unanswered.
- 3) Questions were taken from members on the floor and Gary will provide answers to each.

**Motion was made to adjourn meeting at 7:45 p.m. seconded, and accepted.**

Submitted by,  
Ann Hartnett  
Secretary