

Pine Lakes Homeowners Assoc. II, Inc.

Heino Puidak, President
Dennis Miner, Vice President
Leigh Ann Southard, Treasurer

Ron Thoreson, Director
Heather Vetter, Secretary

HOA II ANNUAL BOARD OF DIRECTORS MEETING MINUTES January 19, 2026 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

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

Roll call of Directors: VP- Mike Gloss, Secretary- Heather Vetter, Leigh Ann Southard, Treasurer. Directors- Linda Baker, Ron Thoreson, Dennis Miner- Incoming VP. Absent: Heino Puidak, Incoming President.

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Jan 7, 2026.

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.

Annual Meeting Business: Vice President, Mike Gloss, welcomed membership to the Annual Meeting of the Pine Lakes HOAII.

- Mike Gloss announced the resignation of President, Gary Nicolini and terms ending for himself and Linda Baker.
- Mike Gloss made a plea for membership to join the Board.
- No interest was expressed from Membership; Motion was made by Mike Gloss to reduce the Board from seven (7) members to five (5), Second by Ron Thoreson. Motion Approved.
- Motion made by Mike Gloss to approve the 2026 Board Budget previously shared and discussed: Second by Linda Baker. Budget Approved.
- New Board roles announced: President- Heino Puidak, Vice President- Dennis Miner, Treasurer- Leigh Ann Southard, Secretary-Heather Vetter, Director- Ron Thoreson.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous month's meeting minutes. Motion: Linda Baker, Second: Ron Thoreson.

Leigh Ann Southard, Treasurer, gave the financial report: Credits & Debits reviewed. Motion to accept: Ron Thoreson, Second Heather Vetter.

C. Committee Reports

1. **ARC/CERT**- Two ARC requests- both approved. Smoke detectors will be installed for those who signed up, scheduling this week.
2. **Membership**- We need more households; 148 households as of the start of the meeting. There are 585 leased land homes; all should be members of the HOAII.
3. **Event Inspections**- Linda Baker states all events have been inspected and passed satisfactorily.
4. **Building and Grounds**-Feral pigs on Hole 6; Pool heater down again.
5. **FMO**- Ron gave an overview of the Watchdog Report from FMO and upcoming legislation details on Bill 703 which references amenities promised to tenants and recourse for inoperable services. All residents encouraged to join FMO.
6. **French Property**- No update.
7. **President's Report**- Mike Gloss reported the hot tub is working, the pool is not. The Pub will not open until late Spring/early Summer per Sandy, PL Manager. At the conclusion of the report, Mike turned over the meeting to Dennis Miner, VP in the absence of Heino Puidak, President.
8. **Dennis**- Dennis gave a brief introduction and background on why he wanted to join the HOAII & what he hopes to accomplish. He also reiterated the need for HOAII membership, encouraged everyone to talk to their neighbors and explain the purpose of the HOAII and what it offers. Veterans Association selling Super Bowl squares.

D. Special Committee

No concerns or issues raised.

E. Old Business

- Encourage everyone to join HOAII
- Encourage FMO membership and support of Bill 703.

F. New Business Open to all HOA Members

- Resident asked about the Complaint Forms and if they were still being used. Dennis said yes and promised those forms would be reported on in future meetings.
- Many questions were asked about amenities and what is/isn't considered one.
- Questions were raised around the pool and timing of repair; Board had no additional information.

Motion was made to adjourn the meeting at 7:47 p.m., second by Dennis Miner, and accepted.

Submitted by,
Heather Vetter
Secretary