

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION BOARD
MEETING MINUTES FOR APRIL 10, 2023
Approved by Board 10/9/2023

The meeting was called to order by President Loubier at 7:00PM. Board members present: Dick Loubier, Matt Heier, Wendy Saniti, Bob Godek, and Cindy Ahrens; there were 49 members present, plus two new members were welcomed. Dick Loubier stated that this 2-year term is his last as a Board member, so he suggested those wishing to become involved with the Board to begin thinking of the election in February 2024 and to submit their application for the Board.

Secretary Report - Cindy Ahrens

The minutes of the March 13, 2023 meeting were read and have been posted on the official bulletin board. Motion to approve by Matt Heier/second by Bob Godek; motion approved.

Treasurer Report – Wendy Saniti

Review of the bank report: balance in bank by end of March 2023: \$109,584.80. The current financial report is always available on the official bulletin board. There were 6 homes that had not paid 2023 maintenance fees for the first half of the year; now that number is just 2 that have not paid. After discussion and review of the finances, the \$40.00 for HOA dues sent out in a separate letter due to an error, is an accurate request; reminder to members who have not paid dues to be sure to send payment of the \$40.

Motion to accept the Treasurer Report was made by Cindy Ahrens/second by Dick Loubier; motion approved.

ARC Report – Bob Godek

Nine properties have submitted ARC forms and all were approved. Requests included siding, painting, solar panels, landscaping, a privacy fence, and new roof – quite a mix of projects.

Unfinished Business

- 1) Update on Windmill Village Meetings – Matt Heier
Matt has been attending a monthly meeting of 7 ELS communities attending. Discussion of problems with ELS. Lake Fairways and the 2 HOAs in Pine Lakes are working together to address the issues and complaints. Matt will be attending the meeting April 24; the group will not be meeting over the summer.
- 2) Quick Update on the French Property – Matt Heier
Currently there is no activity on the project, even at the County level. There may be action in the future, however the issue is quiet now.
- 3) New Resident Concern Forms – Matt Heier
The forms are now printed and will be available in the Pine Lakes office at the desk.
- 4) Consent to Email for HOA Use – Cindy Ahrens
Goal was to receive 100 consent forms from the total 263 Estate members, now have 86 consent forms. I have sent a request to Gary Walkling (webmaster) to have a meeting to begin the process of setting up the email via the web contractor. Once we have a meeting and select the email name to be used, we will enter all the email consents into the app. Will also require all property changes to keep the listing current; will work on this challenge.
- 5) Photo Album Update – Bob Godek
The Album is almost done and ready to distribute. Special thanks to Sharon Rondeau for all her work and help with finding Pine Lakes photos to remember the past 5 years.

New Business

- 1) Closed Meeting of Board with Legal – Dick Loubier
The Board did have a closed meeting with HOA attorney Colby Keefe for discussion of several issues—litigation, financials, and document amendments for 2024. As issues move forward and there is a resolution, the membership will be kept informed of progress.

The HOA presidents, Karen Pratt-Bealls, LF, and Gary Nicolini, HOAII, and Dick Loubier, PLEHOA, met with Julie Flake to discuss the pressing issues for both communities.

2) Review of HOAs Working Together and Process – Matt Heier

Matt has received a notebook that has the past 10 years of liaison requests and length of time for action of the request. Pine Lakes will also be tracking new concerns submitted by members.

3) Document Amendments for Declaration, Bylaws and Articles of Incorporation – Cindy Ahrens

The HOA attorney will begin working on document amendments with the Board members. Attorney will send the Board some templates of documents to review. Current plan is that the November 13, 2023 Board Meeting will be a Town Hall meeting with attorney present to review the proposed amendments and explain the reason for amendment; all members are encouraged to attend (7:00PM in Clubhouse Ballroom).

Issues/Questions from Members – Dick Loubier

- At the last meeting a member had asked why the ballots used at the annual meeting requested the members name & address; response that the name & address was needed on ballots if there is a need for verifying the members casting the ballot.
- Gates at storage lots are really bad.
- Timeline for when something gets done – how long to get answers.
- Thanks to Board for working with other ELS communities to resolve problems.
- Suggestion to Secretary regarding the consent form for email addresses used by the HOA to share information – 86 current of the 263 membership: perhaps contact the court captains to deliver the form to each home with request to complete and return to HOA. [Will need to check with the Lead of Court Captains if viable to use court captains, challenging project due to the 18 ELS properties scattered through the Estates, and need to exclude those who already submitted the consent form.
- Dick Loubier reported that the Sand Trap is scheduled to open May 1; hoping Pub to open for 7days/week at least for breakfast every day.
- Does the fact that ELS owns 18 PLEHOA homes impact the amount of maintenance payments? Maintenance fees are in 2 categories: those residents when Agreement was approved in 2002 pay a lower amount and all other PLEHOA members pay a higher rate for maintenance. According to the Agreement between MHC and PLEHOA that has an annual ceiling for maintenance of 6% and when CPI is higher than 6%, the maintenance deficit is passed along in the future. [The Agreement is included on the PLEHOA webpage.]
- Timber Pines home on the corner has been vacant for 8 years and needs maintenance outside and no one maintaining the interior. Board is working with the home contact person, landscaping has been handled recently and bill sent to family has been paid. Hoping document amendments can include some fines/fees implemented when there are issues with property maintenance.
- Dick Loubier reported on a meeting with Julie Flake with some issues: branches in ponds, ponds dirty is being addressed. No hiring of community residents; other ELS communities are hiring from other community members as an option for employment. ELS has hired 2 new starters and 1 person in pro shop. A new pool company has been hired to take care of the pool, if you have any issues with the pool be sure to fill out the new concern form!!
- What/How do we keep up on poor maintenance?
- Definition of a Proxy vs the proxy used for PLEHOA voting: Secretary addressed that that same Proxy format was used by her former resident-owned community, it is considered a “general proxy”, covered in Statute (720) and covered in the Homeowners Act.

Meeting was adjourned at 8:07PM.

Cindy Ahrens, Secretary

Next scheduled meeting of the Board is October 9, 2023.