

**PINE LAKES ESTATES HOMEOWNERS BOARD MEETING MINUTES**  
**MONDAY, APRIL 11, 2022**

The meeting was called to order at 7:05PM by President Loubier. The Pledge of Allegiance was recited. Loubier asked if there were any new members attending and there was one new member. Reminder to silence phones and hold all comments & questions to end of the meeting. Board members present: President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Director Bob Godek, along with 34 members.

**SECRETARY REPORT:** Ahrens reported that a draft of Board meeting minutes is now being posted on the official bulletin board for members to read; after approval of the minutes, they will be posted with any additions/corrections on bulletin board and will be submitted for the web page. March 14, 2022 Board meeting minutes were read, motion to accept by Loubier/Heier and passed.

**TREASURER REPORT:** Saniti reported that the current bank Reconciliation Detail is always posted on the bulletin board. She reviewed the current account status:

Beginning Balance:	\$144,980.03
Cleared Checks & Payments:	\$60.00
Deposits & Credits:	\$3713.52
Cleared Balance 3/31/2022	\$148,633.55

There is one estates property in arrears for fee, lien process has begun for payment. Motion to accept report made by Ahrens/Godek, approved.

**LIAISON MEETING REPORT MARCH 16, 2022:** Loubier reviewed the March 16 Liaison meeting (meeting notes are posted on the web page) and reported that the food truck will continue on Mondays, rotating with Lake Fairways. Membership was asked for any additional items for the April 14 Liaison meeting: Pool was closed again – why? Eagle Trace bridge is in terrible shape. Need new street sign for BROKEN WOODS CT. Request for information on the estates cul-de-sac paving for 2022.

**ARC REPORT:** Godek reported there were 6 requests for the past month, all were approved.

**UNFINISHED BUSINESS**

- Status of ELS French Expansion – Zoning Hearing – Matt Heier  
Matt reviewed the Plans of Action Committee (POA) membership. If HOA members are not receiving emails from Ron Thoreson, give Matt your email address and he will pass along to Ron. Review of the Commissioner Zoning Hearing on April 6, 2022: ELS satisfied the zoning requirements. There is one condition to be met—FDOT review and approval of the right in/right out access point.
- Update from Attorney Grady re: Roads – Matt Heier  
Matt has received options from Attorney Grady regarding the highway access process. Ron Thoreson has sent out additional information regarding the road access points – Estates needs to prove ownership of the roads. Planner Dirk Danley will keep Pine Lakes informed of the process. Per ELS: a gate is planned for the right in/right out access per Leslie Register previously.
- Pine Lakes Country Club Photo Album – Bob Godek  
LifeTouch no longer is in business, but new company is Universal and Bob has been in touch with the company. There are now 25 photo dates scheduled beginning in October for full-time residents. Bob will schedule a meeting for the volunteers to begin the scheduling process and other tasks.

**NEW BUSINESS**

Appointment of an Organizing Committee of Members for Evaluation of Declaration of Covenants

- The Board needs to review the HOA documents with a committee of 3, work to be done over the summer. Wendy Saniti and Cindy Ahrens have volunteered from the Board, Dave Krohn has volunteered as a member. Motion by Loubier/Godek to approve the Organizing Committee for Revitalization; motion was approved. The Committee will meet soon to begin evaluating the HOA document and will share information with the Board & membership on process.

President Loubier introduced Ray Dunlap with a new action issue not noted on the original meeting agenda. Estate resident Ray Dunlap (7B) is working on a proposal to install a Digital Information Sign used to disseminate community information to residents. He presented photos of the various different sized plastic and vinyl signs used to advertise shows and events in the community currently and a rendering of the proposed new sign. The one-sided High Resolution LED screen would measure 6 feet wide by 4 feet high and be supported on an attractive base structure. Proposed location of the digital sign would be at the intersection of Pine Lakes Blvd and Circle Pine. Pine Lakes manager, Jason Myer, has been notified and supports the idea and stated that ELS would possibly supply the concrete base and electric power to equipment. Mr. Dunlap answered multiple questions from residents in attendance. He then stated that in order to attempt to move the project forward he would like to have support from the HOA.

Matt Heier made the motion that PLEHOA Board approved the digital sign proposal for Men's Club, with no financial, administrative or maintenance support from the HOA and verified that there will be no cost or liability to the PLE HOA. Vote was 4 approving, 1 dissenting (Ahrens), motion passed. Following the vote, Mr. Dunlap said that the next step includes: finalization of project vendor, purchase price, software, etc. and approval by the PL Men's Club Board of Directors which he hopes to have by the end of April.

President Loubier opened for issues/questions from the floor: Microphones are needed for any future PLE HOA meetings, request for microphones for the Board and one for audience comments/questions – Loubier stated that microphones will be used beginning with the October Board meeting.

Meeting adjournment motion by Matt Heier/Dick Loubier, and meeting was adjourned at 8:20PM.

Next regular Board meeting will be Monday, October 10, 2022, 7:00PM in Clubhouse Ballroom with microphones. No regular Board meetings are scheduled from May through September.

Cindy Ahrens, Secretary