

**PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES – MONDAY, JANUARY 9, 2023**

Meeting was called to order by President Loubier at 7:00PM. Board members were introduced: President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Director Bob Godek. There were 33 members and the 5 Board members present for the meeting.

Secretary Ahrens read the minutes of the December 12, 2022 meeting, draft had been posted on the bulletin board. Motion by Saniti to approve minutes, approved; final minutes will be posted on the web page.

Treasurer Saniti reviewed the December financial report (posted on the bulletin board) with the registered balance as of 12/31/2022 of \$390,489.15; with additional payments and deposits, the Ending Balance is \$495,583.87. Saniti comments also were about starting foreclosure on a Frenchman's property and thanking everyone for promptly paying their maintenance fees.

Motion to approve by Ahrens, approved.

ARC Report by Godek: no submissions for the month.

UNFINISHED BUSINESS

- 1) Photo Album Status: Bob Godek reported that there may be a total of 150 photos in the album which is about the same as previous albums. January dates are the last opportunity to sign up for your FREE photo & album.
- 2) Liaison Updates by Matt Heier: He is attending the "Hurricane Recovery" meetings with manager Bryan. Recent meeting reviewed the pool issues, Pub has re-opened, and the hot tub issues. Members expressed concerns about needing street signs and name/lot number on the yard light poles; there is a light out on Pine Lakes Blvd at entry to Clubhouse; several issues with the pool temp; pool cleaning is also an issue when water level drops below the filter. Matt will address all at the next manager meeting on Jan. 10.
- 3) Estate properties issues from November: the Board had filed a lien on one property and now is moving to foreclosure on the property; the Timber Pines property will be cleaned up and bill sent to the owner of record.
- 4) Board Candidate/Election Updates: DeDe LaBelle did report on election at Annual Meeting Feb. 12. Reminded all that Proxy ballots MUST BE RECEIVED by February 12, 5:00PM to Tom Clark.

NEW BUSINESS

- 1) Proxy Ballots: Must be received by Tom Clark, Nominations/Election Supervisor, before February 12, 2023, 5:00PM. They will not be accepted at the registration desks as ballots will be used at the meeting.
- 2) Annual Meeting Mailing: Ahrens reported that there will be two new forms included in the mailing. First form is to give Consent to Electronic Notification of Association Business – requesting an email address from members, setting up a membership group, will allow members signed up to receive information and messages from the Board, no other use of email addresses. Second form is for members who do not have or need a paper copy of the Revitalized documents done in 2022 to request a paper copy of the Declaration 2017, Bylaws 2020, and Articles of Incorporation 1987. Some paper copies will be available at the annual meeting, more copies can be printed, but the full document packet is also available on the web page.
- 3) PLE HOA Communications Contact: With the establishment of an email membership listing for use only by the HOA Board, Ahrens now feels that the HOA Communications Contact must be a Board member and should be a designated task for one of the Board members. Positive response from Board members, members agree with the decision for change, and Ahrens volunteered to handle this task until the annual meeting in February. President Loubier will notify Ron Thoreson of the change and will thank him for his time.

Issues/Questions from Members:

There were quite a few comments made earlier in the meeting, and Heier noted that all those items will be discussed with the manager at the next meeting. Additional comment that the pool temp needs to be monitored, the HOA may

purchase a pool thermometer to be used by a member volunteer and a log kept of the readings and time daily. Also noted that street signs missing need replacements.

Motion to adjourn made by Loubier and approved at 7:48PM. Next meeting is the Annual Meeting on February 13, 2023 at 7:00 PM in the Clubhouse, followed by a brief Board meeting to elect officers.

Cindy Ahrens, Secretary