

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Gloss, Vice President
Leigh Ann Souhard, Treasurer
Heather Vetter, Secretary

Ron Thoreson, Director
Linda Baker, Director
Heino Puidak, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES September 15, 2025 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

A. Meeting called to order- 7:01 p.m., followed by Salute to Flag and moment of silence

Roll call of Directors: President- Gary Nicolini, VP- Mike Gloss, Treasurer- Leigh Ann Southard, Secretary- Heather Vetter, Directors- Linda Baker, Ron Thoreson, Heino Puidak

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Sept 6, 2025

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.

President welcomed everyone to the meeting. There was one first-time attendee who arrived in May.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to postpone reading of previous Meeting Minutes until they are on the Our Pine Lakes website.

Leigh Ann Southard, Treasurer- monthly balance report minus all expenditures to date: \$46,574.10. \$35k was invested into a CD earning interest (\$230.25 to date).

C. Committee Reports

1. **ARC/CERT-** Mike Gloss received 3 ARC forms since last meeting. New walkie-talkies have been purchased for emergencies. Reminder of “home” cards in the office for hurricane evacuations, NFMFD coming 11/12 1-2pm for fire safety seminar.
2. **Membership-** Heino reviewed his plan for this year’s membership drive. Whispering Pines articles/forms, Facebook posts, tube stuffing- dues must be paid by Annual HOA Meeting in January to vote for officers. 585 homes, only 219 memberships today.

3. **Event Inspections-** Linda Baker states all events have been inspected and passed satisfactorily.
4. **Building and Grounds-** Gary stated all issues are being addressed with Sandy, including trees trimmed at pool and rocks on Pickleball Courts.
5. **Pool/Spa-** All in good condition at the time of the meeting. Pool resurfacing in 2026 Capital budget- TBD.
6. **FMO-** Ron stated nothing new happening with the French Road property; he has been in contact with the attorney and has asked for follow up if anything arises. Ron is still the Pine Likes FMO Representative, but he has elected to leave FMO board. FMO monthly dues increase to \$40/year.
7. **President's Report-** Gary stated the Pub is still under construction will most likely be through January 2026; additional issues found in the remodel including the roof and potential new walk-in cooler. Gary continues to encourage higher pay for the Pub employees to attract & retain staff. He has taken and shared pictures of the flooding drains in the park- most will need inspected/scoped to determine issue. Stumps within the park are to be removed; Gary will follow up with Sandy. There will be an HOA dance on 12/6 at \$10/per person, tickets go on sale in November at Pancake Breakfast.

D. Special Committee

No concerns or issues raised.

E. Old Business

1. Heather raised question around an option for electronic dues payment; board wants to keep it cash/check only.

F. New Business Open to all HOA Members

1. One resident requested the pool deck be pressure washed. He also raised concern about an ELS maintenance worker being rude; Gary will investigate.
2. Will the tennis courts be fixed? They are cracked. No- it is normal wear/tear and is not covered under warranty. Still needs fixed or replaced.
3. Bridge needs fixed; Gary has brought up to Sandy.
4. Tiki Huts- Can they be varnished now? Gary will find out.

Motion was made to adjourn the meeting at 7:55 p.m., seconded, and accepted.

Submitted by,
Heather Vetter
Secretary