

**April 14, 2022 Liaison Meeting**  
**2:00PM -- Clubhouse Living Room**  
**MEETING MINUTES**

Attendees:

HOAII Bob Konetzny, Mike Hayes, Bev Bynum, Bruce Wrede, and Mike Gloss  
PLE HOA Dick Loubier, Cindy Ahrens (recorder)  
ELS Jason Myers, General Manager

Bob Konetzny and Jason Myers met before the last Liaison meeting to review updates from previous meeting and to discuss any new comment forms submitted by residents.

1) Mold and leakage in the kitchen storage area. What has been done to correct issue? Is it on your work schedule? If so, when is the start date?

*3/31/22 From Jason: The water damage in both the HOA storeroom aka Channel 195 and Kitchen will be inspected by an Environmental Contractor shortly. Possibly next week. As for active leaks we have not found any on either location. However, this is pending contractor inspection then will be repaired accordingly.*

*4/14/22 Update: Inspection was completed, mold was non-harmful variety. Remediation of the mold area is scheduled for the 2<sup>nd</sup> week in May through the end of May. Also found Maintenance shop with worse mold, will be demo & re-build project.*

2) Jason was to meet with Natalie to review the Glazier family issue concerning the broken drain pipe by the road. Natalie said she would meet with the Glazier's to review. Did Natalie or Jason meet with the Glaziers? Is the issue resolved?

*3/31/22 From Jason: I have not met with the Glazier Family or do I have an assessment of this issue. Can say I will reach out this week and see what we can do.*

*4/14/22 Update: Jason has been leaving messages for the Glaziers, no response as yet. He will pursue contacting them to resolve.*

3) The curtain in the men's toilet area at the pool is still not installed. This job should take no more than 3 hours. It is a "make it go away" task, ie, low hanging fruit. Why is it taking so long?

*3/31/22 From Jason: This has been under advisement, and I will let you know my decision. A shower curtain would not be a permeant resolution for this concern. I will let you know when I come up with an appropriate solution.*

*4/14/22 Update: Jason just got a bid on adding walls, no problem with reconstruction of the Men's pool restroom having a wall around the toilet; hope to be complete by end of May.*

4) Opening in the tennis court fence. This is another "make it go away" task, ie, low hanging fruit. It should take no more than half an hour to patch this.

*3/31/22 From Jason: I agree and Tad will be focused on this now that the perimeter fence is completed.*

*4/14/22 Update: Tad will be taking care of repairing/replacing the chain link fence at tennis court, requires a full 12ft panel for repair. Awaiting response from the Tennis group before beginning project.*

5) 2 or 3 of the 5 fans in the pool area are not working. This again is a "make it go away" or low hanging fruit. If the power outlets are ok, then send someone to Home Depot and buy 2 or 3 new fans. Total project with installation should take 2 hours. If the power outlets are not ok, then get an electrician.

*3/31/22 From Jason: I agree and this is already in the works for an electrical inspection.*

*4/14/22 Update: Contractor has been contacted. Hope to have a report in the next week.*

6) What is the status of moving the video screen? This is another "make it go away", ie, low hanging fruit issue which could be resolved simply by hiring someone to move the screen.

*3/31/22 From Jason: For me this will needs more visual explanation. I will get with you and let you walk me through what you are looking to accomplish.*

*4/14/22 Update: Has been referred to Men's Club for a contractor option. Purpose for screen would be for power point presentations, movies, and additional community uses. Mention was made of possible blow-up screen option, less*

*expensive than hanging new screen from the ceiling over the curtains, and would be portable for pool movies, or use any where in Pine Lakes for presentations/programs. Jason will explore option & costs.*

7) Compliance Manager – any update?

*3/31/22 From Jason: No ETA. Refer to staffing communications.*

*4/14/22 Update: Staffing issues will be a challenge. Currently are some options available, information will be announced when person is hired.*

8) Status resident name plates?

*3/31/22 From Jason: I will ask for more details on this tomorrow.*

What is the schedule for new buyers?

*4/14/22 Update: Jason will notify Bob Konetzny to work on a proper proposal for this project.*

9) What is the status of new cul-de-sac numbers? Have they been ordered? Again, low hanging fruit.

*3/31/22 From Jason: Not sure about this one? From observation the numbers are visible and maintained. We can go over examples so I can get a better understanding of this.*

*4/14/22 Update: Jason will meet with Bob to work on a proper proposal for this project.*

10) What are the results of the 3/23 vendor review of cameras? Are they all working?

*3/31/22 From Jason: Cameras are not currently up to standards, and we are bringing in a second vendor from Tampa area to work a complete system audit. How long that will take is unknown. Once the system has been assessed and work is completed, I can let you know.*

*4/14/22 Update: Contractor has been contacted today for possible bids; no specific timeframe.*

11) At the March Liaison meeting, a request was made to install wi-fi in the clubhouse. Steven Bagiardi said this could be done and was favorable to the suggestion. What is the status?

*3/31/22 From Jason: Yes, this is a great chance to advance our amenity in so many areas. Comcast has been out and are working with me to complete a full-service Wi-Fi at both Clubhouses. This was already on my list prior to the liaison meeting. Some details though. This is not just a simple switch on our modem. It will take extensive installation of new cables and modems. All new contracts for service and yes new cost. All of which I am in favor of and will get for your side and Lake Fairways. Just will take more time. Possible 60 days. Installing a commercial grade Wi-Fi access point in a large building and going through contracts can be tricky. But well worth doing the right way.*

*4/14/22 Update: Corporate has approved wi-fi for other communities, so may be a possibility. Not 100% yet.*

12) Any update on hiring Assistant Manager?. Compliance Manager?...more waitresses to keep the pub open 7 days a week?

*3/31/22 From Jason: No, again with staffing I think this should be a need-to-know basis. Once I have thoroughly vetted and background checked any new additions to the team, I can inform the Board at our liaison meeting. But going line by line with our staff is not prudent use of our time. Nor is it public information I share freely. For future staffing inquiry you and I can establish a forum on how we can go about that. Something along the lines of brief and to the point.*

*4/14/22 Update: Staffing is not a public discussion topic. Regarding the Pub, there have been some issues with the Pub shut-downs due to staffing shifts. A resolution is in the works for both communities. The Pub is considered a definite amenity for Pine Lakes and future goal is to be open 7 days a week.*

13) What is the action plan to fix the mechanical issue at the pool?

*4/14/22 Response: Initial problem was a breaker shorting, then Health Dept involved for shutting down. Pool is now open, working to resolve many current issues.*

14) What is the status of purchasing new chairs for the ballroom? This is an old request.

*4/14/22 Response: This request has been set up as an auto-order for 50 chairs. Stressed the importance of the chairs needed by start of next season, hopefully by September 2022.*

15) What is the status of the resident obtaining approval for the outside propane tank for his generator?

*4/14/22 Response: The propane tank has been approved by NFM Fire Dept. Cannot be enclosed but could be out-of-site behind lattice. Need to hire a plumber to construct the gas line to equipment. A 30lb or more could be used.*

16) The hedge width in the pathway from the bridge to Eagle Trace Ct. has not been widened. When will this be completed?

*4/14/22 Response: Jason will take a look at the issue – the path is no longer wide enough for all golf carts without hitting the hedge.*

17) Can you paint the metal folding chairs that are used for the golf outings and food trucks? They are in awful condition.

*4/14/22 Response: No painting of the chairs. New chairs will be ordered in future to replace current supply.*

18) Faucet in the Clubhouse kitchen is broken and needs replacement.

*4/14/22 Response: Jason will take a look at the kitchen faucet for replacement, may also consider installing a commercial sink at the same time.*

19) Dishwasher in the Clubhouse kitchen is also reported to be broken.

*4/14/22 Response: Jason will also look at the dishwasher for repair or replacement.*

20) The ballroom and kitchen floor needs to be stripped and cleaned. Usually was done annually before season, but has not been done for a couple of years now.

*4/14/22 Response: Replacement is locked into the 2023 budget. Jason will mention the cleaning need to the housekeeping contract that cleans the Clubhouse.*

Additional Items:

- Mike Hayes has observed golf cart speeding issues – additional speed bumps may be an option.
- Gary Nicolini has requested caps for the posts outside the pool parking area, they seem to be missing and are a hazard. Also, the 18-hole bridge has a missing light.
- Question about gazebos on properties – they may now be added after approval by ARC and ELS.
- Roofing question – Jason will revisit the roofing requirement for asphalt vs metal (some with 100-year warranty) especially since the clubhouse now has a metal roof.
- Jason did state that there may be many improvements to the entire community in the future.

General Manager Jason Myers did ask about the insurance for events covered by the two HOAs. Insurance is by Auto Owners for HOA coverage. Brief discussion of the alcohol coverage required for any private events. The BYOB policy for sponsored events is covered under the insurance, as well as coverage for the HOA Boards. Jason really likes the HOA insurance policy, has not heard of this process at any other communities he has worked with, and may share the option with other communities.

The meeting was adjourned at 4:45PM.

Cindy Ahrens, Recorder