

# Pine Lakes Homeowners Assoc. II, Inc.

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Gary Nicolini, President  
Mike Hayes, Vice President  
James Andrews, Treasurer  
Ann Hartnett, Secretary

Ron Thoreson, Director  
Mike Gloss, Director  
Linda Baker, Director  
Raymond Walton, Director  
Leigh Ann Southard, Director

## HOA II BOARD OF DIRECTORS MEETING MINUTES JANUARY 15, 2024 PINE LAKES COUNTRY CLUB BALLROOM @ 7:00 P.M.

### A. Meeting called to order- 7:00 p.m, followed by Salute to Flag and moment of silence

Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Treasurer- James Andrews, Secretary- Ann Hartnett, Directors- Mike Gloss, Ron Thoreson, Raymond Walton

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, January 12, 2024

**Statement:** This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirement of Florida Statue 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any questions concerning the agenda will be taken when the business of the board has been completed. This meeting has been 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 this meeting.

President made a motion to go outside normal order of business. Motion seconded and accepted. Gary explained that the five slots open on the board will be filled with the only five people who were nominated. No need for vote since we have five nominations for five spots on the board. Five members are: Mike Hayes, Ron Thoreson, Ray Walton, Linda Baker and Leigh Ann Southard.

Board then met separately in side room and discussed officer positions in private. Officers will stay the same for the 2024 HOAII Board. Ray Walton decided to resign from the board at this meeting. Gary introduced the two new board members. Linda Baker and Leigh Ann Southard spoke on their own behalf and told present membership a little bit about themselves.

President, Gary Nicolini, will be taking applications for a new Board member thru Thursday, January 25, 2024.

Gary passed out new assignments to each board member for 2024. Each member will be assigned several cul-de-sacs to be the point of contact for those residents. The board will continue to follow up with management for all work orders submitted, and will inspect their assigned roads and community public areas for any needed repairs. The list of board members assigned to cul-de-sacs will be posted on OurPineLakes webpage. The 360 degree inspections by ELS have been postponed until a replacement is hired for Chrissy.

### B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes for December 2023, minutes reviewed by board prior to meeting and no changes were needed.

James Andrews, Treasurer- read Treasurer's Report- Motion to Accept, seconded and accepted. Balance \$52,547.03

### C. Committee Reports

- 1) **ARC-** Mike Gloss stated there is one new request so far in 2024, 35 were submitted in 2023. Mike stressed that if anyone wants to paint the outside of their home, they need to get paint pallet from Dari in the office. Please make sure you only choose the allowed colors, so there will not be an issue with ELS.

- 2) **CERT-** Mike Gloss has one new CERT member and talked about their training. If anyone is interested in joining CERT, please contact Mike Gloss.
- 3) **Membership-** James Andrews reported there are 185 paid HOAII members in Pine Lakes so far in 2024. Please continue to talk to your friends and neighbors about all the good the HOA is doing and ask them to also join. It is the right thing to do.
- 4) **Event Inspections-** Linda Baker will be taking over for Ray Walton.
- 5) **Ammenities-** Horseshoe, Bocce Court, Tennis, Pickleball, and Shuffleboard- Leigh Ann Southard
- 6) **Pool/Spa and outside kitchen-** Ann Hartnett and Gary Nicolini
- 7) **Building and Grounds-** HOA Board will receive reports from community from the office and follow up with ELS to make sure they are aware and working on repairs. Please let us know about any hazards or repairs needed by completing the three-part form. The form is available from Dari in the office, or from an HOA board member.
- 8) **FMO-** Ron Thoreson updated us on proposed Legislative changes underway by FMO this session. (see FMO online for details in Watchdog). French Property update, ELS needs to prove roads. No other new news. FMO will invoice members when dues are due.
- 9) **Golf Course-** Mike Hayes said the course is in great shape and is running smoothly. Continue to identify any problems or concerns.
- 10) **President-** Dispute letter was presented to ELS and we are still waiting on a date for the meeting with all parties. The new schedule of 2024 meetings of the HOAII Board is posted.

#### **D. Special Committees-**

- 1) **Resident Concern/Lack of Services Tracking-** Ron Thoreson continues to use spreadsheet tracking concerns back to 2013, incorporating photos, when possible. A 90-day notice will be presented to Kevin Karau, using the tracked concerns. This notice asks management to give us dates for the outstanding repairs within 90 days, or we will then discuss moving into litigation to get these repairs completed.
- 2) **By-Law Review-** Mike Gloss stated the lawyer approved proposed changes. There has been a copy for residents to review the proposed changes to the By-Laws, hanging up on the bulletin board in the Clubhouse hallway and online (OurPineLakes.com/HOAII). Changes were read aloud and explained. One item was tabled for further discussion. HOAII members in good standing, present voted on By-Law changes. Motion was made to accept and seconded.

#### **E. Old Business**

- 1) Tiedown Program is still happening.
- 2) Board continues to meet with Kevin Karau at liaison meetings. Kevin just received new 2024 approved budget and will be meeting with Gary to discuss projected repairs.

#### **F. New Business Open to all HOA Members**

- 1) Gary Walkling will be stepping down soon as webmaster. If anyone is interested in taking over, please contact Gary. He will be staying on to train his replacement.
- 2) Discussion started to transfer unexpended funds from Fiscal year 2023 to legal fund after the taxes are completed. This is tabled until 2024 membership drive is complete.

**Motion was made to adjourn meeting at 8:10 p.m. seconded, and accepted.**

Submitted by,  
Ann Hartnett  
Secretary