

Pine Lakes Homeowners Assoc. II, Inc.

Heino Puidak, President
Dennis Miner, Vice President
Leigh Ann Southard, Treasurer

Ron Thoreson, Director
Heather Vetter, Secretary

HOA II BOARD OF DIRECTORS AND MEMBERSHIP MEETING MINUTES September 21, 2026 PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

1. Call Meeting to Order - time: 7p.m., Pledge, moment of silence.

2. Roll call of Directors: President - Heino Puidak, Secretary- Heather Vetter, Treasurer - Leigh Ann Southard, Director- Ron Thoreson.
Absent: Vice President, Denny Miner

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse Jan 7, 2026.

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.

Presidents welcome

There were 2 first-time attendees: Henry & Marsha Fryer (36)

A. Regular Order of Business

Heather Vetter: Secretary

- Minutes from previous meeting were posted on bulletin board August 22, 2026, and online.

- Does the membership want Minutes from previous meetings read? Decision: No

Reading of Previous Annual Minutes Accept: Motion to dispense with the reading:

Motion: Leigh Ann Southard Second: Ron Thoreson Vote: Not Read

Leigh Ann Southard: Treasurer

August Financial Report – Leigh Ann- Ending balance: \$45,240.54

Motion to accept: Heather Vetter, Second: Ron Thoreson, Accepted.

B. Committee Reports

1. Membership – Denny

a. 226 paid members as of 9/3/26

2. **FMO** – Ron- FMO Meeting at Tara Woods, Reduced 3-year membership. CPI for 2026 3.4%, which is what our lease amounts are based on. Recommend homesteading your home, even on leased land, for protection from medical/debt collectors.

3. **French Property-** Ron- No new activity on file. When there is activity, our attorney will begin with a land survey.
4. **Recent Legal Activity** – Heino and Ron- No new activity.

C. Old Business

- Stop The Stink Committee – Heino
 - 9-10-26 – SLD Landfill held online Community Meeting.
 - Appeared to be designed to soften blow from court action. Heino will post a summary.
 - 9-16-26 – E-notices that this is in the court system.
- HOAII Tax Return - Heino
 - \$405 to Atkinson Accounting. E-filed early Sept. 2026.
 - We owe IRS \$180 for taxable income – CD interest earned. To be paid by 10-15-26.
 - Will consider doing it ourselves next year.

D. Liaison Meeting / Attention Request Form Activity - Heino

- * Big lanterns on front PL entrance are on 24/7 for 3 weeks now.
 - 9-14-26 – Reported to Heino by gate guard. Used to be on timers.
 - 9-17-26 – Heino submitted an ARF.
- * Spotlights on 'PINE LAKES' words at PL entrance not working at night.
 - 9-10-26 – Resident submitted ARF.
 - 9-17-26 – Heino submitted an ARF.
- * Dead palm fronds need to be trimmed on common grounds and golf course prior to storm season.
 - 8-4-26 – Resident submitted ARF. This has been done every year prior to hurricane season.
 - 9-10-26 – Resident called Heino about this. Tara will follow up.
- * Can the Men's Room at the Pub be updated?
 - 9-5-26 – Requested by Bob Godek.
 - 9-10-26 – As Bob was not at the meeting, nobody knows what updates are requested. Heino has reached out to Bob to provide this info.
- * Bushes on sides of path from end of Eagle Trace to bridge need to be cut back.
 - 9-3-26 and 9-9-26 – ARF's submitted.
 - 9-10-26 – Tara will investigate it.
- * PL Pool Closing for renovation
 - 8-28-26 – Received notice of pool closing on 9-11-26 for 10-12 weeks from Tara.
 - 8-28-26 – Heino announced the news on community Facebook posts.
 - 9-3-26 – Heino sent email to Julie and Tara with most significant resident responses as an fyi.
 - 9-10-26 – Per Tara, Closing is only 8-10 weeks. Capacity at LF pool should not be an issue. ELS will monitor. Pool water quality is tested daily and records are kept. Residents who feel a need to call the Health Dept. for pool concerns have every right to do so.

- * Wi-fi at Pine Lakes clubhouse and Pub.
 - 8-27-26 - Requested by residents on Facebook.
 - 9-10-26 – Per Tara, there is wi-fi at the clubhouse which is controlled by the Men's Club. Heino said access needs to be for everyone, not a few. Heino to follow up with Rick Saniti, Men's Club President.
- * Can ELS 360 Inspections and subsequent letters be scheduled for November and March/April with cooler weather and more homeowners on site?
 - 8-19-26 – Resident Graverson recommended.
 - 9-10-26 – Per Tara, 360 Inspections were supposed to take place quarterly, but these fell behind and ELS is catching up. If homes are kept up in cooler weather and arrangements are made with other services for work to be performed while snow birding, 360 Inspections should find nothing to address. ELS plans to do 360 Inspections quarterly. ELS is not maintaining properties they own - ELS is having Joshua Tree to do landscape clean-up where needed, but until ELS owns the home, ELS cannot touch the home.
- * Pond seawall repair work, blocking sidewalk. North side of PL Blvd, between Gatehouse and Stop sign.
 - 7-2-26 – Resident reported on Facebook. Heino responded. New project. Will keep an eye on it.
 - 9-2-26 – No activity appears to be happening here.
 - 9-10-26 – Tara will investigate.
- * Numerous ARF's submitted for rodent house at 12-D.
 - 7-1-26 – Heino talked to Dari about it. Need more info.
 - 8-15-16 – Julie says the concern will be addressed.
 - 9-10-26 update – Resident evicted. House went to auction - no results. Currently in court process for demolition.
- * Light on the lake fountain behind the clubhouse does not work. Out for possible a year.
 - 6-29-26 – Heino received info from Dennis LaBelle that light is not working. HP to investigate.
 - 9-10-26 update – Maintenance is working on it.
- * Trees overhanging Circle Pine & Lake Loop, especially near RV lot, need trimming. Hitting boats/RV's.
 - 6-3-26 – Resident submitted Attention Request Form. This is an annual problem.
 - 6-11-26 – Heino talked to Dari. She has created a work order. (Last trimming was Nov. 2025.)
 - 9-10-26 update – Working on it.
- * Repainting of speed limit postings on streets – on the asphalt, not signs on posts.
 - 6-8-26 – A resident talked to Heino about this. No ARF submitted yet. ARF submitted 6-11-26.
 - 9-10-26 update – Paint has been ordered.
- * Bicycle rack behind tennis court #3 is falling apart.
 - 5-21-26 – Resident submitted ARF.
 - 8-15-26 update per Julie – rack will be replaced – waiting for delivery.
 - 9-10-26 update – Some confusion if it was purchased or not. Tara to follow up.
- * Drinking water fountain replacement near tennis courts.
 - 10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.

9-10-26 update. New drinking fountain has been installed, but there is a problem with the bottle filler – doesn't turn off. Currently out of service until repair is made.

- * Landscaping needs clean up on outside of Circle Pine, French property line to RV lot.
 - 3-15-26 – Resident sent Heino pictures of what they look at daily.
 - 7-20-26 – Clearing was only done from RV Lot to Circle Pine/Lake Loop intersection.
 - 9-10-26 update – Julie thought this was done. Heino reminded Tara that this was discussed at our Meet and Greet on 8-20-26 and more work was needed. Tara to follow up.
- * Door frame on exit door from Craft Room at Clubhouse is rotted – will not close.
 - 3-19-26 – Resident submitted Attention Request Form. Heino confirmed.
 - 9-10-26 update – No change in status.
- * Any update from Corporate or the engineers about the flooding on Grand Cypress, cul-de-sac 32?
 - 9-11-25 - The engineers have looked at the areas along with lake levels and drainage. First step is scoping the drains that are handling that drainage service. If there is a blockage, it will be resolved. That is under request now.
 - 9-10-26 update – No change in status.
- * Any updates on the clubhouse downspouts and gutter repairs outside craft room?
 - 11-13-25 – Sandy's response - Pending Contract Administrator
 - 3-12-26 update from Sandy - Everything was done except the area by the ceramics.
 - 4-8-26 – Per Sandy, bids are in hand from roofing vendor to repair.
 - 6-8-26 and 6-11-26 – Per Julie, this is being investigated by our asset manager for the best course of action. This is a larger scope project that will take place in future year capital budgets.
 - 9-10-26 update – A vendor came out, waiting for estimates.
- * Replacing boards on bridge
 - May 2023. On Liaison Issues List.
 - 9-10-26 update – No change in status.
- * Tree and stump removal
 - Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy - Done.
 - 7-9-26, 8-15-26 – no new update – JAF
 - 9-10-26 update – No change in status.
- * Re-covering pool tables
 - Per 2-12-26 mtg, waiting on quotes.
 - 9-16-26 update – Heino sent follow up to vendor. Vendor coming out 9-18-26. Put on hold for floor cleaning. Heino will reschedule.
- * 19745 Frenchman's Ct. (28K) – two different colors of siding as well as missing siding.
 - 9-10-26 update – Homeowner was given first? Notice on March 16, 2026. New notice given to homeowner on 9-10-26.
- * Tennis courts missing some fence rails and crack in court
 - 2-16-26 update. Not a priority for ELS. No work planned per Sandy.
 - 9-10-26 update – Tara will talk to maintenance. Heino questioned if these rails are even needed as they have not been there since Ian.

* Sunshade for shuffleboard courts

3-12-26 per Sandy: What about shuffleboard court shade? She can quote out for Cap-X '27.

8-3-26 – Resent Pine Lakes '27 Cap-X List with this problem to Julie.

9-10-26 update – Quoting in process.

* New or more chairs in pool area.

3-10-26 – Email from Sandy - Will be submitting a Cap-X project for replacing poor condition and adding additional new chairs in 2027.

9-10-26 update – No change in status.

* Broken blinds in the clubhouse.

10-9-25 – Discussed. Can be taken down and removed. Will not be replaced.

9-10-26 update – Per Heino, it looks like just the Billiards Rm needs new blinds. Tara will talk to Maintenance.

Completed Items – Need to Inform Membership

* Bees in the RV Storage Lot between two sheds

7-20-26 - Reported at HOAII Membership Meeting.

9-4-26 – Heino checked - BEES ARE GONE! DONE.

9-10-26 – Heino and Tara talked. Bee remover guy says shed should come down.

9-11-26 – Heino sent email to Rick Saniti about shed.

* Tree, weeds and brush trimming in RV storage lot

2-12-26 update. Joshua Tree is handling this, in process. Limited to work because of RVs in the lot.

9-4-26 – Work has been completed per Heino check. DONE

* Carpeting in clubhouse Activity Room needs to be cleaned or replaced.

3-12-26 – Presented by Bob Godek.

9-21-26 – Floors have been cleaned – DONE.

Tabled / No Further Action At This Time Items – Need to Inform Membership at Monthly Meeting

* Can the Pine Lakes HOA's get a list of what ELS has planned for 2027 capital expenditures?

5-22-26 and 8-3-26 – HOAII and PLEHOA submitted 2027 Cap-X Request List to ELS.

8-20-26 – Heino talked to Julie about this. ELS does not inform properties of Cap X approvals and quarterly allocations until Jan.1. We can be informed then.

* Pine Lakes HOA's want to see pass-on formulas for upcoming year.

7-20-26 – Resident Falck made presentation at Member Meeting, requested follow up with ELS.

8-20-26 – Heino talked to Julie about this. ELS will issue pass-on letters October 1. We can schedule a meeting with her thereafter to review formulas.

E. New Business -

- Lake Improvements – Heino

- Another new manager for lake/pond maintenance company started on 9-1-26.

- Pond repair process has started. Will take multiple months to clean and treat.

- Community Rumor – Heino
 - No admission to PL and LF being for sale. Heavy investment in GM and AGM hires. We are the largest community of our type in FL that ELS owns; they aren't getting rid of us!
- Drivers needed for FISH – Heino
 - Especially summer. All volunteers. No pay or fuel reimbursement. Rides provided for medical needs.
- Flu Shots LF Clubhouse September 29, 2026. 10am TO 12 noon. - Heino
 - 40 slots. Sign-up sheet in LF Clubhouse.
- Community Recommendations for Pub Improvements - Heino
 - Facebook posting had 100's of responses. All worthwhile were captured. Those that could not follow directions were ignored. Currently creating final report – estimate 1-2 weeks until complete. Will post on Facebook, OurPineLakes.com and passed on to ELS.

MISC. NEWS:

WELCOME COMMITTEE NEWS - Bev Thoreson- Bev has 13 closing sheets to meet new residents; Kathy Needham is also helping. Bev encourages others to join the welcome committee and meet new residents.

CERT NEWS – Mike Gloss- PL CERT is partnering with LF CERT for some upcoming events. Residents welcome to tour the new Sheriffs office at Six Mile Cypress.

Upcoming CERT Events: 11/19 & 2/17- Car Fitting: Learn all the bells and whistles of your vehicle!
 12/16- AED Usage Training, 1/12- Crowd Management Training, 2/2- Stop the Bleed Class, 2/23 Fire Extinguisher training. Herons Glen is hosting "Fire-Wise" seminar with a meet & greet with Fire, EMS, Police and other first responders. Contact Mike Gloss for more information.

Any other member issues? Open to all HOA Members

- 69" rattlesnake caught and killed on Circle Pine/Gator Creek.
- Dead trees on golf course- hole 18- will submit ARF.
- Bear is still here. Sightings by Eagle Trace & Indigo Ct.
- Linda Baker has speed limit signs for sale, \$5. Includes zip-ties for your golf cart.

Motion to adjourn: Ron Thoreson, Second by Heather Vetter.

Adjourned at 8:03 p.m.

Number of attendees: 23

Submitted by: Heather Vetter, PLHOAII Secretary 9/22/26

Pine Lakes HOA II
Treasurers Report August 2026
Date Submitted 9/16/2026

BOA Checking Acct. 0543	
Starting Balance on 8-1-26	\$6,250.04
Month Deposits	
Membership dues (2 x \$25.00)	
Total Deposits	\$50.00
Checks	
None	
Month Transfers Out/In To SAV/Legal Fund Acct. 3865	
Membership dues legal fund share (2 x \$5.00)	
Total Transfers Out	\$10.00
Total Balance 8-31-26	\$6,290.04
Checks Written After August 31, 2026 Statement	
Total Current Balance 8-31-26	\$6,290.04
Included in Checking Acct balance:	
Christmas Fund	\$100.00
CERT Funds	\$870.11
BOA SAV/Legal Fund Acct. 3865	
Starting Balance on 8-1-26	\$2,532.81
Month Deposits/Transfers In	
Membership dues legal fund share from Checking (2 x \$5.00)	\$10.00
Interest Earned	\$0.04
Total Balance 8-31-26	\$2,542.85
CD Acct. 0728 (BOA, 2.5% APR, Matures 1/8/2027)	
Previous month balance	\$36,331.44
Interest Earned	\$76.21
Current Balance 9/16/2026	\$36,407.65
Total Balance All Accounts 9-16-26	\$45,240.54