

Pine Lakes Homeowners Assoc. II, Inc.

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

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

HOA II BOARD OF DIRECTORS MEETING MINUTES FEBRUARY 19, 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- Ron Thoreson, Linda Baker, Leigh Ann Southard
Absent- Mike Gloss

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, February 14, 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. There were no first-time attendees.

President made a motion to go outside normal order of business. Motion seconded and accepted.

Board received two applications for a new Board member. Board will meet to interview them.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes for January 2024, minutes reviewed by board prior to meeting and no changes were needed. Minutes are posted online also.

James Andrews, Treasurer- read Treasurer's Report- Motion to Accept, seconded and accepted. Balance \$53,873.20

C. Committee Reports

- 1) **ARC-** Mike Gloss- absent
- 2) **CERT-** Gary read statement from Mike Gloss about training seminar CERT members attended at Herons Glen.
- 3) **Membership-** James Andrews reported there are 206 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 after training this week.
- 5) **Ammenities-** Leigh Ann Southard reported that Bocce resurfacing has been approved and date will be given soon
- 6) **Pool/Spa and outside kitchen-** Gary Nicolini – work was done on the hot tub, status will be followed up on this week. Tiki huts will be repaired in off season and two additional huts will be added. Pool caulk will also be done in off season. Roof gutters were fixed but the contractor quit and did not clean the roof. New contractor is being sought.
- 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 2 proposed Legislative changes underway by FMO this session. (see FMO online for details). French Property update, ELS provided FDOT with insufficient information on proposed roads. Zoning issues have also delayed any progress for ELS.
- 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 meeting with all parties this Thursday, Feb. 22nd. The HOAII has hired a new Accountant. The Pub has hired; two new chefs, a new Assistant Manager, and Food and Beverage Manager. They will be working towards opening 7 days a week.

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) Each board member for 2024, is 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.

E. Old Business

- 1) 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) Discussion was started about trying to find out exactly what items were repaired with the Government funds received after hurricane IAN by ELS.
- 2) Safety concerns were voiced by several residents about missing street signs and traffic stop signs. Also residents have concerns over the speed of cars and golf carts who they have witnessed driving excessively fast and not obeying stop signs. The right of way for cars versus golf carts was questioned.
- 3) The clubhouse kitchen stove has been inoperative for a long time and a status is needed about repair or replacement.
- 4) Several gate guards were discussed and members want management aware of their lack of job performance.

Motion was made to adjourn meeting at 8:00 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary