

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
John Shepherd, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES NOVEMBER 18, 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, Secretary- Ann Hartnett, Treasurer- James Andrews, Directors- Ron Thoreson, Linda Baker, Leigh Ann Southard
Absent- Mike Gloss, John Shepherd

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, November 15, 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 three first-time attendees.

B. Regular order of business; Officers Reports

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

James Andrews, Treasurer- read monthly report, Balance- \$44,560.27, at this time.

C. Committee Reports

1. **ARC-** Mike Gloss was absent but reported three forms have currently been submitted for approval process.
2. **CERT-** nothing reported. Upcoming food trucks 2nd Monday of each month. December 9th, Get Fired food truck and possibly the sheriff department ice cream truck.
3. **Membership-** James Andrews- reported 223 paid members at this time. Please talk to neighbors about joining.
4. **Event Inspections-** Linda Baker said all events held in the Clubhouse have been inspected and had no problems. All groups should submit their checks for event use of the clubhouse to Linda. Checks will be returned at end of season if groups abide by inspection requirements.
5. **Amenities-** Leigh Ann Southard reported that Bocce sun shade is in process of being ordered. One tennis court viewing stand was slightly damaged during the tornado and management will be asked for update on status.
6. **Pool/Spa-** Pool heater was replaced and the old pump will be repaired as a spare. The maintenance ran out of tiles for pool repair and will complete them when new tiles arrive. The pool resurface project was submitted to corporate under Capital expenditures for 2025.
7. **Building and Grounds-** Kevin reported during liaison meeting that he will be paving worst roads in first week of December until 2024 funds are depleted. He has requested additional budget for road repairs in 2025 to catch up on much needed pavement repairs. Please continue to fill out three-part form in the office if you notice damage that has not been reported to management. These forms are tracked by board members until completed.
8. **FMO-** Ron Thoreson encouraged members to join FMO, cost is \$30 a year. Important legislation is in process to protect manufactured home owners. Ron will be announcing date of a Community Meeting within the next 2 weeks about the French Property. The meeting is to update all residents on where we stand in the process. Options about Civil

Action suits, saving lawyer fees, are being researched before any legal fund money is spent. The next step is to file a civil action to request a court opinion about who owns the roads. President Matt Heier of PLEHOA AND Gary Nicolini of HOAII with Ron Thoreson will lead this meeting. All residents are encouraged to attend.

9. **Golf Course-** Mike Hayes, reported that the golf course repairs after recent storms is at 90% complete. The fence repair at hole 2 is contracted to be repaired soon. Please continue to identify any problems or concerns.
10. **President-** Gary announced that our attorney Brandt is ready to mediate with ELS over the changes proposed to the prospectus last year. Lee county is contracted by ELS to pick up the tornado debris, please be patient they will get here asap. Contractor has pulled permits with the city to start renovation to the Pub. The reconstruction will be a fixed permanent building out to the same perimeter as previously there prior to IAN. No dates are known for the work at this time. The Pub is still hiring workers. They will be working towards opening 7 days a week, when fully staffed. Please reduce speed in the community and tell all visitors to please abide by the posted speed. Everyone should be stopping at the stop signs not rolling thru, especially with increasing traffic now in season. There will another New Years Eve dance, tickets on sale at the Saturday breakfast. Jane Vogel has stepped down from running the Welcome Committee as of December. The new person in charge will be Bev Thoreson. There are five board members terms up for election. If anyone is interested, please contact Gary.

D. Special Committees- Leigh Ann will be in charge of the Nomination Committee

E. Old Business

- 1) Board continues to meet with Kevin Karau at liaison meetings. Please make sure to read the liaison meeting minutes for up-to-date information regarding our community between the regularly scheduled HOA meetings.
- 2) Gary will get an updated list for tree removal
- 3) Board members will receive reports filled out by residents from the office and follow up with ELS to make sure they are aware and working on repairs. Cul-de-sac list for board members will be posted online.

F. New Business Open to all HOA Members

- 1) Membership in attendance was asked about changing the date of **January HOA meeting. All agreed, meeting rescheduled to January 27th**, due to many members gone for community cruise.
- 2) Resident suggested putting HOA membership information and due amount on the electronic boards to increase membership participation.
- 3) Rent increase questioned again, about 2.9% printed by ELS and actual charged at 3%?
- 4) Ravines court resident expressed concern about extreme pot holes and inadequate sewage drainage. Also would like clarification on residents renting out their homes without approval from the office.

Motion was made to adjourn meeting at 8:12 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary