

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
MONDAY, DECEMBER 9, 2024

Welcome and Call to Order

The meeting was called to order by President Matt Heier at 7:00PM in the Ballroom. Board members present: Matt Heier, Pat Stanley, Wendy Saniti, Bob Godek, and Cindy Ahrens. In addition to the Board there were 29 members present. Heier welcomed all and asked for any new members – no new members.

Secretary Report – Cindy Ahrens

Minutes of the November 11, 2024 meeting were read by Ahrens. Also noted to attendees that the draft meeting minutes are posted on the official bulletin board within the week following the meeting. Motion to approve by Saniti and approved.

Treasurer Report – Wendy Saniti

Saniti reviewed the current financial status – there were 6 payments to the HOA attorney at this time and a WIX payment that will need clarification. Note to members that the Reconciliation Detail from the bank is also posted monthly on the official bulletin board. More payments have been received for the January payment schedule. Motion to approve by Godek and approved.

ARC Report – Bob Godek

Two were requests – 2-F for new metal roof, and 8-K to replace siding. Both were approved.

Unfinished Business

1) Update on Road Ownership – Matt Heier

Heier reported on the Community Meeting that several estates members attended. The Plan of Action Committee is still concerned about who owns the roads. Heier has met with John Garden, the Chamber President. Mr. Garden may have a possible attorney lead, attorney maybe from the East Coast. Suggested a title search. HOA attorney knows of a land use attorney; cost is \$300-\$325/hour. Need to get attorney to work on the ownership rights. Matt Heier made motion to hire land use attorney with funds not to exceed \$1,500, approved by Board members. The Plan of Action Committee needs to present enough material, including a Position Letter. When Heier's term in office is completed, he does plan to stay on the Plan of Action Committee.

2) PLE HOA E-mail Project – Cindy Ahrens

Ahrens was happy to report that there is now a full group for the long-awaited project! Thanks to the three volunteers: Rick Hargrave, Leslie Tait and Linda Wakefield. Hargrave is north right now and plans to return early January. The group will be planning a meeting to review options, share any new information, and to share thoughts/suggestions/etc. Plan is to keep members updated and plan to move the project along with a positive outcome for our use.

3) Board Certification Course for Pat Stanley

Heier reviewed the new Legislation that requires all new HOA board members to take a class for qualification. Heier does have information on the process and will check for the cost and time for the class.

New Business

- 1) Board Financial Request for December 2 Community Meeting – Matt Heier
Heier explained about the need for funding reimbursement for Ron Thoreson as he paid for the room set-up. Heier made motion for \$50 and was approved by the Board.

- 2) Annual Meeting Information – Cindy Ahrens & Matt Heier
Heier began with announcing the appointment of Dede LaBelle and Donna Folsom to handle the nomination and election process for the Association.
Ahrens continued with a reminder to all Estates members that the Annual Member Meeting and Election date is February 10, 2025 at 7:00 in the Clubhouse Ballroom. There are two director openings for this election, members are encouraged to consider applying for the Board.
The deadline for candidates to apply is MONDAY, DECEMBER 16, 2024, ALL CANDIDATES MUST SUBMIT NAME AND BRIEF BIO TO DONNA FOLSOM (1000 Bardmoore Ct 2-D) BY 5:00pm. If you have any questions about the process, or about the Board duties, please contact any of the current Board members.
Finally, a request that members who change their mailing address, check to make sure the current mailing address has been shared with the office.

- 3) Board Will Do 360's in January – Matt Heier
Godek and Heier will be visiting every estate property and they will be using a new form for the process.

Liaison Meeting Review – Matt Heier

Heier and Godek reviewed the items from Nov 14, 2024 Liaison meeting.

Paving of Circle Pine will be done Wed-Fri week of December 9; Pub issues continue, need 4 cooks and 2 wait staff; contracting on Pub is awaiting permits from the county; club house shutters have been removed; bid awaiting to scrub pool tiles; mail boxes now cost \$25; pool deck is very hot in the sun – looking at possible options. Hot tub – waiting for materials; work order set for hot tub; storm debris – Lee County will pick up – need to follow up.

Issues/Questions from Members – Matt Heier

The one fountain now sprays on near-by property and the pool.

Sound system will be fixed, the Men's Club is owner of the system.

Group has not received the shuffle board equipment that was to be purchased plus the courts are a mess and need to be power washed.

Bridge lights are out and clubhouse lighting needs to be reviewed – very little light on streets.

Need to take care of the entry lighting.

Adjournment: Meeting was adjourned at 8:05PM, motion by Heier approved.

Next Board Meeting is scheduled for Monday, January 13, 2025, 7:00PM, in Clubhouse Ballroom.

The 2025 Annual Member Meeting is scheduled for Monday, February 10, 2025 at 7PM in Clubhouse Ballroom. Watch for your mail packet mid-January.