

Pine Lakes HOAII and PLEHOA Liaison Meeting August 13, 2026 Minutes

Submitted by Heino Puidak 8-22-26

Meeting was scheduled to start at 2:00 in the clubhouse Living Room.

As Julie Flake was unable to attend, no official meeting was held.

-These are Julie's responses to the Liaison List issues sent to her on 8-7-26.

* Landscaping needs clean up on east side of Circle Pine, from the entrance stop sign at Pine Lake Blvd. To the curve at cul-de-sac 62. Bushes and trees are growing into the roadway.

7-30-26 – Resident submitted Attention Request Form.

8-5-26 – Heino confirmed. This needs to be done.

8-15-26 – Mgmt will look into and address accordingly.

* Golf course greens grass cutters dumping clippings on Circle Pine and Lake Loop.

7-22-26 – Two residents complained of dumping.

7-28-26 – Heino went out to investigate.

7-30-26 – Email to Julie. Talked to Dari. She already had the complaint.

8-2-26 – Heino sent email to resident requesting direct contact with Julie in the future.

8-15-26 – Mgmt will communicate this concern with the GC maintenance team.

* Potholes on Circle Pine at Bardmoor and Broken Woods

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

7-21-26 – Heino confirmed, took pictures.

7-30-26 – Heino sent email with pics to Julie. Julie had Dari create work order.

8-15-26 – Asphalt is scheduled to begin late August. If these areas are not included, we will have Maint cold patch.

* Bees in the RV Storage Lot between two sheds

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

7-21-26 – Heino confirmed, took pictures.

7-30-26 – Heino sent email with pics to Julie. Julie asked Dari to call out Pest Control.

8-5-26 – Heino checked with Dari. Communication error. Dari will call out Pest Control.

8-15-26 – Completed. Not completed – Julie has been updated.

* 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 – The concern will be addressed.

* Need to add 2 more stumps to remove at 30-M. Old Ian damage.

7-7-26 – Heino went to house to see. Added to HOAII Joshua Tree Stump List.

8-15-26 – Will add to our internal list.

* 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.

7-1-26 – ARF submitted. Work order created to repair.

7/9/26 – Julie will follow up.

8-15-26 – Mgmt will follow up

- * 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.)
 - 6-11-26 – Made Julie aware of problem.
 - 7/9/26 – scheduled to be completed by July 31, 2026 – JAF (Julie Flake)
 - 8-5-26 – It does not appear that this has been done.
 - 8-15-26 – **Completed.** Not completed – Julie has been updated.

- * 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.
 - 6-11-26 – Discussed briefly with Julie. Heino will submit ARF.
 - 6-12-26 – Heino submitted Attention Request Form to have these repainted.
 - 7/9/29 – Will be completed by July 31, 2026 – JAF
 - 8-5-26 – This is not done.
 - 8-15-26 – **Mgmt will look into and address areas not completed.**

- * Bicycle rack behind tennis court #3 is falling apart.
 - 5-21-26 – Resident submitted ARF.
 - 5-26-26 – Heino went out, confirmed. Took pictures.
 - 6-4-26 – Added to Liaison List and sent pics to Julie.
 - 6-11-26 – Julie will replace this rack.
 - 7/9/26 – Will be replaced by July 31, 2026 – JAF
 - 8-7-26 – Heino checked – not done.
 - 8-15-26 – **rack will be replaced – waiting for delivery.**

- * Drinking water fountain replacement near tennis courts.
 - 10-25-25 – Nicolini posted golf cart destroyed water fountain by tennis court.
 - 4-17-26 – resident complaint rcvd, what is replacement status? Heino responded, will add to list.
 - 4-18-26 – Attention Request Form submitted by Heino.
 - 6-8-26 – per Julie, I will investigate this and address it accordingly.
 - 6-11-26 – Julie will replace the water fountain.
 - 6-16-26 – Rachel asked for pics of damaged fountain. Heino sent pic.
 - 7/9/26 – Fountain will be replaced in Q3 - JAF

- * 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.
 - 3-16-26 – Heino confirmed.
 - 4-3-26 – Heino took more pic's. Submitted ARF and sent pics to Sandy.
 - 4-8-26 – Vendor will investigate, per Sandy 4-8-26.
 - 5-15-26 – Heino checked. Nothing has been done.
 - 6-8-26 – per Julie, I will investigate this and address it accordingly.
 - 6-11-26 – Discussed at meeting. HOA suggested swapping a day of mowing for a day of clean up. Julie will investigate.
 - 7/9/26 – This work is scheduled to be completed by July 31m 2026 – JAF
 - 7-13-26 – Heino and residents noticed work has started. Ended 7-20 when piles were picked up.
 - 7-20-26 – Clearing was only done from RV Lot to Circle Pine/Lake Loop intersection.
 - 8-5-26 – Looks like all this work has stopped. Will it be completed?
 - 8-15-26 – **all work has been completed.** Not completed – Julie has been updated.

- * 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.
 4-8-26 – Vendor has looked at it. It is on the list for repairs, per Sandy 4-8-26.
 5-15-26 – Heino checked. Nothing has been done.
 6-8-26 – per Julie, I will investigate this and address it accordingly.
 6-11-26 – Problem may be due to water intrusion. Julie will investigate.
 6-29-26 – Heino checked. Doors may be warped. They do lock.
 7/9/26 – ELS Asset Management is assessing all CH doors for possible replacement, no timeline for replacement at this time – JAF
 7-15-26 – ARF submitted for Fitness Center door bottoms rusting.
 8-15-26 - ELS Asset Management is assessing all CH doors for possible replacement, no timeline for replacement at this time – JAF

- * 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 po request now.
 10-9-25 – Sandy’s response - I expect an estimate by the end of the week. Asset Management will review and if agreed upon, it will move up through the approval funnel and hopefully go to contract.
 12-11-25 – Sandy’s response - Asset Mgt has submitted a proposal to their leadership – cap X 26. It has not yet been approved.
 3-12-26 - Sandy: This is an extensive project, has not yet been approved.
 4-8-26 – No change in status.
 5-15-26 – At least one homeowner in that area has had drainage installed privately.
 5-15-26 – Another resident submitted another ARF.
 6-8-26 and 6-11-26 – Per Julie, This is being investigated by our asset manager and will be requested for funding in 2027.
 7/9/26 – no new update at this time – JAF
 8-15-26 – no new update at this time - JAF

- * 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. Have contacted the vendor to return and address.
 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 will ultimately be a larger scope project that will take place in future year capital budgets.
 7/9/26 – no new update at this time – JAF
 8-15-26 – no new update at this time - JAF

- * 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.
 2-16-26 Membership mtg update – owners willing to move RVs to allow work. Heino to talk to Sandy.
 2-26-26 update. Heino checked the lot for trees by RVs. Not an issue. Email sent to Sandy.
 2-27-26. No more trimming to be done, but clean-up to be done after snowbirds leave.
 3-12-26 update per Sandy: Will go in after more vehicles are gone and get rid of the old debris left behind.
 4-8-26 – Per Sandy, will likely take place in May, it’s on the project list.

5-15-26 – Heino checked. Nothing has been done.
6-8-26 and 6-11-26 – Per Julie, This will be completed in June/July. Julie will let HOA know of schedule so we can ask RV owners to move units for work crews as needed
7/9/26 – RV storage trimming was completed in Q1, but additional trimming should be completed
as 7/9 – JAF
7-15-26– Heino sent email to Julie asking for clarification on response.
8-6-26 – Heino sent email to Julie with pics of lot to be cleaned up. Julie says crew will be out 8-7-26.
8-15-26 – **Completed.** Not completed – Julie has been updated.

* Replacing boards on bridge

May 2023. On Liaison Issues List.
2-12-26 update. ELS has not approved any repairs. Some quotes were done.
3-12-26 update – No change in status.
4-8-26 update per Sandy – no approvals to date.
6-8-26 and 6-11-26 – Per Julie, There is no update at this time.
7/9/26 – no new update – JAF
8-15-26 – **no new update – JAF -**

* Tree and stump removal

Per 2-12-26 mtg, Now ELS has no list, but Heino does. Heino to send list to Sandy.
3-12-26 update per Sandy: Needs the list from Heino.
4-2-26 – List delivered to Sandy's office.
4-8-26 update per Sandy -Arborist assisting with review and prioritization, pricing and budget planning. I don't see it being completed in this budget year.
6-8-26 and 6-11-26 – Per Julie, Some tree trimming will take place in June 2026. No stumps are scheduled for removal at this time as dead/dangerous/dying trees take priority for budgeted funds. Stumps that are a hazard will be removed. Need to identify.
6-12-26 – Heino put out Facebook post asking residents to identify hazard stumps.
7/9/26 – no new update – JAF
8-15-26 – **no new update - JAF**

* Re-covering pool tables

Per 2-12-26 mtg, waiting on quotes.
3-2-26 update. Quotes received. \$1,890 to recover both tables.
3-12-26 update per Sandy – Will submit for 2027 capital expense budget.
Per Heino, pool players say that quote is high, would like to get additional quotes. Sandy said OK.
3-30-26 – Heino sent Sandy email asking which vendors already quoted.
4-6-26 update per Sandy – Only one quote rcvd – Heino has a copy.
4-16-26 – Heino sent email to Al Solvang to discuss.
5-15-26 – Heino talked to pool player John Graverson. This was discussed with ELS November of 2024. He submitted ARF Oct. 8, 2025 to recloth. Heino will send name of person who did these tables last time, phone number and cloth required to Julie Flake so she can schedule him to visit and quote job. Price should be around \$450 per table.
5-18-26 - Heino sent email to Julie re: this project, vendor name and number, cloth type, etc.
6-8-26 – Per Julie, We can have this completed but will need the HOA to pay vendor and ELS can reimburse the HOA.
6-11-26 – Per Julie, if the vendor is approved, they can pay directly. She will investigate.
7/9/26 – Have an invoice submitted to me for the cost, ELS will pay to the HOA – JAF

7-15-26 – Heino exchanged email with Julie. Heino will pursue a quote while Julie gets Mr. Slate approved as vendor.

8-6-26 – Heino needs to coordinate with Graverson.

* 19745 Frenchman's Ct. (28K) – two different colors of siding as well as missing siding.

Per 2-12-26 mtg. This will receive a 360 review and be addressed accordingly.

3-12-26 update per Sandy: The resident is planning to repaint the mismatched the same color as the front- yellow.

4-6-26 update per Sandy – no further update.

6-4-26 – Heino checked. More than siding color issues exist here. Sent pics to Godek.

6-8-26 and 6-11-26 – per Julie, I will investigate this and address it accordingly.

7/9/26 – no new update – JAF

* Tennis courts missing some fence rails and crack in court

2-16-26 update. Not a priority for ELS. No work planned per Sandy.

3-12-26 update per Sandy: Will be submitting a project request for the rails for the 2027 Cap-X budget.

4-6-26 update per Sandy – no further update.

6-8-26 and 6-11-26 – per Julie, Can request for 2027. No additional update.

7/9/26 – no new update – JAF

8-15-16 – no new update - JAF

* Sunshade for shuffleboard courts

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

3-30-26 – Heino sent email to Sandy to go ahead with project based on resident responses.

4-6-26 update per Sandy – no further update.

5-22-26 – Heino added to and sent 2027 Cap Ex Priority List to Julie.

6-8-26 and 6-11-26 – per Julie, Can request for 2027. No additional update.

7/9/26 – no new update – JAF

8-15-26 – no new update - JAF

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

3-12-26 – Presented by Bob Godek.

3-12-26 – Sandy states she will have it cleaned after this season.

4-6-26 update per Sandy – will likely be cleaned in June.

6-8-26 update – per Julie, Carpet cleaning will take place in October 2026.

6-11-26 – per Julie, it's a budget issue. May be late September.

7/9/26 – no new update – JAF

8-15 -26 – no new update - JAF

* New or more chairs in pool area.

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

3-13-26 – Heino, Sandy and Pool Committee met. Sandy open to clubs buying more chairs. She is open to putting in 2027 capital budget for more chairs. Question arose – how many can we put out there.

3-16-26 – Heino sent email to Sandy. Let us know cost for more chairs. Clubs may fund.

4-6-26 – Sandy sent email with total # seats allowed. Waiting for quote for replacements from Suncoast Furniture.

4-7-26 – Received quote from Sandy for new pool furniture. 36 – 18” high, stacking chaise loungers, 13 stacking chairs, 42, 42” round tables – About \$47,000 - \$52,000.
4-16-26 – Heino sent email to Sandy, quantities appear to be wrong.
4-16-26 – Heino sent quote to Sherry on Pool Comm if they want to buy some. Never heard back.
4-23-26 – Rich Pacewic did a lot of work. We will submit cap ex request to replace the allotted 42 chairs and 36 loungers and add 30 more chairs. Also requesting better quality than current. Maybe like LF.
5-22-26 – Heino added to and sent 2027 Cap Ex Priority List to Julie.
6-8-26 and 6-11-26 – per Julie, This can be requested for 2027 capital projects.
7/9/26 – no new update – JAF
8-15-26 – no new update - JAF

***Broken blinds in the clubhouse.**

10-9-25 – Discussed. Can be taken down and removed. Will not be replaced.
11-13-25 – Sandy’s response - We are not budgeted for them; looking at ways to remove and only replace what is needed. Ron asked if Men’s club would be allowed to repair or replace; Sandy says all doors may be replaced, so wait.
3-3-26 – Heino turned in Action Request Form for same problem.
3-12-26 update from Sandy - Doors have not yet been approved for replacement. If they were replaced, they would be replaced with same size. If you want to consider replacing a room at a time, let’s talk about it.
3-16-26 – Discussed at Membership Meeting. No action at this time.
7-20-26 – Some blinds were replaced today.

Completed Items – Need to Inform Membership

*** Neon orange pipe on reel and trailer by storage area.**

7-13-26 – Resident complained. Turned in ARF in 2025.
7-20-26 – Heino sent email and pictures to Julie. ARF submitted. Email rcvd - Rachel contacted CenturyLink to pick it up.
7-21-26 – Reel picked up – DONE.

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

*** Fence section down between Circle Pine and Preserve at Lake Loop Rd.**

7-30-26 – Heino talked to Dari. Someone already complained. Heino sent Dari pics.
8-4-26 – Email rcvd from Dari. 2nd fence has already been installed.
8-5-26 – Further investigation revealed secondary fence already installed by ELS after fence was damaged. No more fence work will be done.

Tabled / No Further Action At This Time Items – Membership Informed at Monthly Meeting

*** Pool signs re: saving chairs and moving furniture removed from gate.**

3-11-26 – Heino took photo of signs on one gate.
3-12-26 – Heino found signs removed.
3-13-26 – Heino sent email to Sandy for answers. Can we order signs for each gate?
3-13-26 – New signs are coming per Sandy.
4-6-26 update per Sandy – no further update.
6-8-26 and 6-11-26 – per Julie, I will make sure signs are ordered and installed.
7/9/26 – Should be completed. JAF
7-15-26 – Heino sent email to Julie asking what signs have been done?

7-20-26 – Discussed at Membership Meeting. Will revisit in fall to see if signs are needed/wanted.

* 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.

* ATM

Denny investigated. ELS says no way they will do it. Open to asking ELS to allow if HOA is responsible for it, per 2-12-26 mtg.

2-14-26 update. Heino talked with LF HOA Director. They are not pursuing but would use ours.

2-21-26 update. Asked about interest at Coffee Social. Very little. We will not pursue.

3-16-26 – Membership informed at 3-16-26 Meeting.

* Sunshade for bocce courts

2-12-26, ELS not interested, it is not a priority for her. Bob will talk to Men's Club about getting this done. ELS ok but wants to be informed.

2-16-26 update. Brought up at Membership Mtg. Ron will talk to Bocce League. They have funds and parts.

3-12-26 update per Sandy: Will quote on Cap-X '27 budget.

4-6-26 update per Sandy – no further update.

4-19-26 – Heino talked to Bill Skinner. Bocce group will take over.

4-20-26 – Membership informed at meeting.

* Ladies restroom by pool runs out of TP and towels on Sundays. Kitchen area, no towels.

3-16-26 – Resident complaint at HOAII meeting.

3-20-26 – Heino sent email to Sandy.

3-20-26 – Sandy response. Extras get stolen. Housekeeping will check stock on Fridays.

3-22-26 Sunday– Heino checked pool area at 3:30 pm. No paper towels in pool kitchen area.

Both paper towel dispensers empty in ladies restroom. One bathroom stall had ½ roll T.P. left, other stall had 1.5 rolls of TP.

3-23-26 Monday – 11:00 am. All dispensers were filled.

3-27-26 – Heino talked to Sandy – HOAII has a stock of TP and towels to refill on Sundays. Sandy will look at better solution.

4-3-26 – Heino thought there were additional TP dispensers added to Ladies Room at the pool.

4-6-26 update per Sandy - will add that idea to the list for next season

4-20-26 – Heino and Dari confirmed extra TP dispensers added in stalls. Need to address more paper towel dispensers in fall. Will time activate at October Liaison Meeting.

4-40-26 – Membership informed at meeting.

Completed Items – Membership Informed at Monthly Meeting

* Who maintains the drainage pipes under driveways? Mowers are damaging exposed ends. Clippings and grass clogging pipes. Reported problem at PL 31-B.

5-21-26 – Resident submitted ARF. Rachel and a maintenance person came out to look.

6-4-26 – Heino reviewed. Legit issue – not just clogging, but broken pipe.

6-11-26 – Discussed with Julie. Probably ELS maintained on leased land. Estates owners maintain their own. Will check into it. Talked about 31-B. Mowers are breaking drain pipes and some pipes under driveways need to be cleaned out to allow drainage.

6-13-26 – ELS fixed pipe at 31-B.

7-2-26 – Still need clarification if ELS will clean out drain pipes under driveways.
7/9/26 – I will have an answer no later than July 15, 2026. JAF
7-20-26 – Prospectus says ELS is responsible for drainage. Membership informed at Meeting.

* Drains at tennis courts need to be cleaned out so water can drain off courts.

4-12-26 – Resident submitted ARF.
4-19-26 – Heino checked, drains are loaded with leaves, etc.
5-15-26 and 5-22-26 - Heino checked, has not been done.
6-4-26 - Heino checked, has not been done.
6-8-26 - Drains will be cleaned/cleared, per Julie.
6-11-26 – Julie has submitted work order.
7-1-26 – Work has not been done yet.
7/9/26 – Will be completed by July 15, 2026 – JAF
7-15-16 – Heino checked – DONE
7-20-26 – Membership informed at Board Meeting.

* Concrete walking path needs to be repaired.

Jan. 2026 – Water leak at 16-G caused path to be torn up. Neighbor submitted ARF.
5-26-26 – Neighbor submitted 2nd ARF. Heino went out, confirmed. Took picture.
6-4-26 – Added to Liaison List and sent pic to Julie. Asst. Mgr Rachel confirmed repair work will take place in next 2 weeks. Heino posted notice on Facebook sites.
6-11-26 – Work has begun. Verified by Leigh Ann.
7-1-26 – Heino did FB post to see if all walks are done.
7-2-26 – Project DONE. No FB feedback that there were areas not finished.
7-20-26 – Membership informed at Board Meeting.

* Water leaking from ceiling into the theater and veterans' closets in storeroom behind clubhouse stage.

3-10-26 – ARF submitted by Theater chairperson.
3-11-26 – Heino checked it out. Legit problem.
3-12-26 – Ron said it's an A/C drain that appears to be the problem. Sandy will investigate.
4-6-26 update per Sandy – pending vendor estimate.
4-8-26 – Theater group submitted another ARF – water still leaking into closet.
6-8-26 – per Julie, I will investigate this and address it accordingly.
6-11-26 – Julie will check with Maintenance to see if work has been performed. Heino will check with Theater Group if they've had a problem.
6-12-26 – Heino sent email to Theater Group asking about problem. (Marjorie Newton).
6-13-26 and 6-29-26 – Heino talked to Marjorie. She will check if ok.
6-30-26 – Marjorie checked, no longer a problem. DONE
7-20-26 – Membership informed at Board Meeting.

* Unknown hole on the outside of Circle Pine at the intersection of Eagle Trace and Circle Pine. The hole has been there for 2 years, covered by a plywood board, surrounded with ribbon tape.

6-11-26 Heino showed pictures to Julie. This needs to be addressed. Heino to send details and pics to Julie.
6-14-26 – Heino emailed pic's to Julie.
6-28-26 – Work has been completed. Area has been cleaned up. DONE. Heino posted on FB.
7-20-26 – Membership informed at Board Meeting.

* Pine Lakes clubhouse Arts/Crafts Room closed 5-22-26 because of water intrusion repairs.

5-22-26 – Dari sent message to me to send out to residents – no specified reason. Heino and Julie exchanged email regarding the reason. Possible water intrusion.

6-8-26 – Julie anticipated completion by June 30, 2026.
6-11-26 – Julie expects repairs to be completed on or before June 30, 2026.
6-25-26 – Work is completed DONE.
6-28-26 - Heino posted on FB.
7-20-26 – Membership informed at Board Meeting.

* Pine Lakes FISH was told to clean out storage closet in Laundry Rm ASAP. Room closed 5-22-26 because of water intrusion repairs.

5-20-26 – Dari passed this on to Bob Konetzney.
5-22-26 – Dari sent message to me to send out to residents – no specified reason. Heino and Julie exchanged email regarding the reason. Possible water intrusion.
6-8-26 - Julie anticipated completion by June 30, 2026.
6-11-26 – Julie expects repairs to be completed on or before June 30, 2026.
6-25-26 – Work is completed DONE.
6-28-26 - Heino posted on FB.
7-20-26 – Membership informed at Board Meeting.

* Street light (black) not working on PL Blvd, by Court 3.

3-30-26 – Heino submitted ARF.
4-6-26 update per Sandy – no update.
5-14-26 and 5-22-26 – Heino checked, has not been fixed.
5-30-26 – Heino checked, has not been fixed.
6-8-26 – per Julie, This work has been completed.
6-10-26 – Heino checked, this light is still not working.
6-11-26 – Julie will follow up to get it repaired.
6-16-26 – Heino checked – it's fixed. DONE
7-20-26 – Membership informed at Board Meeting.

* Painting of speed bumps

2-12-26 update. Sandy thought they were all done. Heino sent list 2-16-26.
2-17-26 update. Work to be done after season, late April.
3-12-26 update – No change in status.
4-8-26 update per Sandy - late April/May- on the projects list
5-15-26 – Heino checked. Nothing has been done.
6-8-26 – Per Julie, This will be completed. Please send me the list.
6-11-26 – Heino sent list to Julie. Painting started today in Lake Fairways.
6-15-26 – Painting in progress in Pine Lakes.
6-24-26 – Heino checked. All DONE.
7-20-26 – Membership informed at Board Meeting.

* Too many leaves and landscape debris in horseshoe pit area. Needs clean-up.

2-23-26 – Attention Request Form submitted by resident.
approx. 2-24-26 - 2nd Attention Request Form submitted by resident.
3-6-26 – Heino confirmed. It's terrible!
3-12-26 update - Sandy: looking to purchase a leave vac. Maintenance will clean the Horseshoe areas after they clean out the pool decks.
3-26-26 – Heino talked to Konetzney re: leaves. No need to do this until November. We will time activate this at October Liaison Meeting.
4-20-26 – Notified membership at meeting.
6-4-26 – Heino checked. Area has been cleaned up. DONE. Will monitor next season.
6-15-26 – Membership informed at meeting.

- * Electrical contractor work – Kirkwood Lighting - lighting and outside outlets near landscaping
 - Per 2-12-26 mtg, almost done with lighting work. Sandy thinks all outlet issues are resolved. Ron does not. Gloss says there are still issues per Gary and Becky 2-13.
 - 2-13-26 update. Ron provided ELS with documentation on how to resolve the problems.
 - 3-12-26 update per Sandy: Ron's info has been shared with vendor and we will address what else is needed down the road. We have other priorities right now.
 - 4-6-26 per Sandy – this is happening.
 - 6-8-26 – per Julie, This work has been completed.
 - 6-15-26 – Membership informed at meeting.

- * Updates to Pub
 - Per 2-12-26 mtg, assume rough-in Electrical and plumbing inspection passed. Waiting on custom built walk-in cooler and staffing. Sandy estimates maybe end of March – we think April if lucky.
 - 3-12-26 update per Sandy: Likely mid-April. ELS is posting jobs, preparing schedules and will have at least 2 weeks of training to do once the contractors are out. The walk-in cooler was installed 3-12.
 - 4-8-26 update per Sandy - 2-3 weeks of work then reinstall all kit equipment and furniture – INSPECTION, staffing will drive opening date. Vendors working daily- accepting applications and trying to conduct interviews- many No Shows.
 - 6-8-26 and 6-11-26 – Per Julie, Anticipated soft opening mid-June with a Grand Opening event in July for a USA 250th celebration. More to come!
 - 6-15-26 – Test run with HOA and Committee Officers.
 - 6-16-26 – Resident posted pics – Pub Is Open.

- * No electric at the tennis court billboard. Need it for ball machine.
 - 3-25-26 – Tennis Assoc President submitted Attention Request Form.
 - 4-8-26 – Per Sandy, Purchase Order APPROVED – vendor to repair.
 - 6-8-26 update – per Julie, Is it an outlet that is not working or request for a new outlet?
 - 6-11-26 – Heino checked, looks like outlet works. Heino left Ed Dukes, PL Tennis, a message about this outlet. Waiting for answer.
 - 6-11-26 - meeting with Julie – HOLD until we hear if it is still a problem or not.
 - 6-15-26 - Heino talked to Dukes. All good. DONE. Informed membership at meeting.
 - 6-16-26 – Heino sent update email to Julie.

- * Siding? and large branches in lake behind 63-J.
 - 3-27-26 – Resident submitted ARF.
 - 4-19-26 – Heino verified. Probably siding, not far from shore.
 - 5-15-26 and 5-22-26 – Heino checked, have not been removed.
 - 5-26-26 update – Resident called – all removed and hauled away. DONE
 - 6-15-26 – Membership informed at meeting.

- * Golf course grass clippings being dumped by bushes on Lake Loop, near empty storage lot.
 - 4-30-26 James Andrews sent email to Sandy asking why?
 - 5-5-26 – Andrews sent follow up email to Sandy and Dari. What is the status or findings? Heino notified Andrews that Sandy has quit.
 - 6-8-26 - I believe that this has been resolved, per Julie.
 - 6-11-26 – Appears to be a one-time incident. We are to let Julie know if we see it again.
 - 6-12-26 – Heino sent James Andrews a follow up email.

* Inspection Notices Regarding House Numbers

5-21-26 – Need to discuss inspection notices that were sent to residents requiring house numbers to be displayed within 10 days. This is not in any Prospectus or Rules and Regulations that can be found. Many residents had already left for the summer. What's going on?

6-4-26 – Heino talked to Rachel about this. Heino will post details on FB.

6-10-26 – Heino posted clarification on Facebook.

6-11-26 – Heino told Julie about the FB posting and residents getting letters when their numbers are clearly posted (PL 47-I and LF 41-A). Julie will be getting together with Rachel and other staff to discuss the 360 letters, timing and wording.

6-15-26 – Discussed at 6-15 Membership Meeting. Not much more we can do.

* Bubbler in hot tub not working.

2-21-26 – Heino sent text notice to Sandy.

2-22-26 – Sandy responded – will contact service to fix.

2-26-26 update. Major leaking at spa filter. Tripped breaker for bubbler pump. Bubbler works. Leaks need to be fixed.

2-27-26 update – Spa is closed.

3-6-26 update – Spa is still closed. Received email from Sandy – replacement spa filter to be installed 3-6-26.

3-9-26 – Spa is working per Heino check.

3-12-26 Sandy update: The whole filtration system is going to be rebuilt, and our vendor has installed a loner.

3-16-26 – Membership informed at 3-16-26 Meeting.

* Water hose nozzle near the ice machine at the pool is missing.

3-7-26 - Attention Request Form submitted by resident.

3-11-26 – Nozzle was replaced by Beautification Team, not by ELS. Not an ELS hose.

3-16-26 – Membership informed at 3-16-26 Meeting.

* Sandy wants can collection station in pool area removed or changed to a can with lid. Bee problem and nobody is taking away the cans.

3-12-26 – Sandy brought up the problem again. Heino will investigate.

3-14-26 update – Heino posted on Facebook with pic asking for ownership. Will throw away 3-16 if no response.

3-16-26 – Heino checked – can is gone.

3-16-26 – Membership informed at 3-16-26 Meeting.

* Grill and Refrigerator in pool kitchen area.

3-12-26 - Sandy wants all residents to have access. Who will clean and maintain? Will ELS purchase a fridge and grill for community use that remains unlocked?

3-13-26 – Heino, Sandy and Pool Committee met. One fridge will be unlocked. Housekeeping will check and maintain. Pool Committee can authorize grill use, may ask for deposit. Users bring own propane. Pool Comm. To only keep 2 tanks in pool area. Sandy open to ELS purchase of grill if a 'project' is created.

3-16-26 – Membership informed at 3-16-26 Meeting.

3-30-26 – Heino email to Sherry re: status, not getting response from Sherry.

4-12-26 – Heino spoke with Sherry at pool party. Tanks will all go away after 4-19-26 pool party. Committee will work on details for next pool year.

4-16-26 – Heino sent email to Sandy advising of status.
4-23-26 – Heino rcvd email from Sandy. Tanks are still there. Email forwarded to Sherry.

* Light in pool out of socket.

4-3-26 – Heino observed at pool. ARF submitted. Pic sent to Sandy.
4-8-26 – Vendor will fix, per Sandy 4-8-26.
4-17-26 – Heino confirmed – DONE
4-20-26 – Membership informed at meeting.

* Ice machine by pool not making ice.

3-11-26, ARF submitted by resident.
3-12-26, Heino talked to Dari. Repair person coming in a couple days.
3-22-23 – Heino checked machine. There is ice, not full, but there is ice. Assume heavy use.
3-27-26 – Heino checked – ice bin is full. Must be fixed.
4-12-26 – Heino checked many times. Machine is making ice. DONE.
4-20-26 – Membership informed at meeting.

* Gate latch (gate by Pine Lakes Blvd) on tennis court #1 is broken.

3-4-26 – Attention Request Form submitted by resident.
3-6-26 – Heino confirmed. Currently using a bungee cord.
3-12-26 update - Sandy: Work order submitted.
3-21-26 – Heino saw new latch installed. DONE
4-20-26 – Membership informed at meeting.

* Cart parking area near horseshoe pits needs filling.

2-12-26 update. A work order has been generated per Sandy. It's still pending.
3-12-26 update – No change in status.
3-23-26 – Heino saw work has been completed. DONE
4-20-26 – Membership informed at meeting.

* A/C in clubhouse Activity Room is not good.

3-12-26 – Presented by Bob Godek.
3-12-26 – Sandy says work order to replace thermostat has been created.
4-6-26 update per Sandy – Repairs completed. DONE
4-20-26 – Membership informed at meeting.

* Palm trees and bushed block view at Circle Pine and Gator Creek.

3-5-26 – ARF submitted by resident.
3-11-26 – Heino checked it out. Can see, but need to go slow.
3-13-26 – Sandy says ELS will cut them back a bit.
4-10-26 – Cut back started, finished 4-13-26. DONE
4-20-26 – Membership informed at meeting.

*Food trucks

Per 2-12-26 mtg, now ELS is not interested in doing this, but took it away from Mike Gloss.
Gloss willing to share knowledge to a new person.
2-13-26 - Sandy sent us a list of Food Trucks to share with anyone that wants to do this.
2-24-26 - Heino posted on Facebook if anyone is interested in organizing.
3-2-26 - Nicolini FB posted looking for help to do food trucks. HOA is out of this activity.
Early March – Nicolini told Heino he has a team and will start bringing in food trucks.

4-15-26 update – Gary and team are on it. 2 trucks in already.

4-20-26 – Membership informed at meeting.

* Loose stainless handicapped safety rail at east end of bocce courts.

2-11-26 – Attention Request Form submitted by resident.

2-19-26 - 2nd Attention Request Form submitted by resident.

3-6-26 - Heino confirmed, rail is still loose.

3-12-26 update - Sandy: Work order submitted

4-8-26 – Per Sandy, work order submitted, she will follow up 4-8-26.

4-26-26 – Heino checked – repaired. DONE.

5-18-26 – Membership informed at meeting.

* ELS owned property at 41-M is a major eyesore. Needs powerwash and gutter clean.

3-30-26 – Resident submitted ARF.

4-3-26 – Heino turned in Attention Request Form and sent pic's to Sandy.

4-4-26 update from Sandy – House is on demolish list. Waiting for approval.

5-15-26 – Heino checked. Someone powerwashed siding. Looks much better. OK for now.

5-18-26 – Membership informed at meeting.

* Fans under green awning at pool do not work.

3-24-26 – Resident submitted submitted Attention Request Form.

4-3-26 – Heino confirmed 2 of the 3 do not work.

4-8-26 – Per Sandy, work order has been entered.

5-15-26 – Heino checked. Fans were either repaired or replaced. DONE

5-18-26 – Membership informed at meeting.

* Pool concrete cracked where caution tape is now. Someone has fallen here.

3-11-26 – Heino observed and added to this list.

3-12-26 – Sandy said repair has not yet been approved by ELS.

4-6-26 update per Sandy – pending contract approval.

5-5-26 – DONE, new concrete installed.

5-18-26 – Membership informed at meeting.

* Trees or brush at PL golf course hole #17 need trimming.

4-19-26 – Resident brought it up. Has submitted several ARF's. Heino to follow up.

4-22-26 – Heino sent email to Dari as follow up.

4-23-26 – Email from Dari – Different form to be used. Email from Raina – get names when tracking. Heino to get copy of form and post on FB and talk about at HOAII mtg.

5-15-26 – Posted form on Facebook and requested form be added to ourpinelakes.com website.

5-18-26 – Membership informed at meeting.

Non-Classified Items – Not Actual To Do's

* French property

2-12-26 update. Sandy has no information to share with us.

3-12-26 update per Sandy: Email from ELS sent to residents regarding resident mtg 3/25 at 1pm in clubhouse and a public meeting at local rec center.

3-25-26 – Resident ELS Meeting at clubhouse.

4-7-26 – Public meeting held at NFM Rec. Center.

