

# Pine Lakes Homeowners Assoc. II, Inc.

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(OPEN), President  
Bruce Wrede, Interim President  
Mike Hayes, Vice President  
Bev Bynum, Treasurer  
(OPEN), Secretary

Mike Gloss, Director  
Anna Marie Morrissey, Director  
Gary Nicolini, Director  
Ron Thoreson(suspended), Director  
Ron Hovet, ExOfficio

December 30, 2022,

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## **FOR IMMEDIATE RELEASE**

HOAII BOARD MEETING MINUTES  
December 19, 2022  
PINE LAKES BALLROOM AT 7:00 pm

Bruce Wrede called the meeting to order at 7:00 p.m.; whereupon the Pledge of Allegiance was recited.

1. Roll Call of Directors: Present were Bruce Wrede, Mike Hayes, Bev Bynum, Deb Bruns, Mike Gloss, Anna Marie Morrissey, Gary Nicolini.

Statement by Bruce W.: 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 white 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.

Bruce W. asked for first-time attendees to stand and introduce themselves.

1. Motion to waive reading of the previous month's minutes was made and passed as the minutes need to be revised.
2. Reading of treasurer's report by Bev Bynum - motion made, seconded, and passed to accept treasurer's report.
3. President's report - Information was given on the budget; liaison with management, asked Bryan about mailing meeting notice and asked members if they received the email concerning the schedule to address damaged trees in the community; pool update, pool in poor shape, new company not doing a good job; someone smelled gas, Fire Department did

not respond when called; dues collection; light poles. Beautification committee request funds for landscaping, and Bruce W. was informed by Bryan the funds will be provided but perhaps not all that was requested.

3. Correspondence: The board has instituted a policy that any communications (by email, text, USPS) to the board that are deemed to be relevant to the homeowners will be read and responded to at a regular meeting of the homeowner's association. In this manner, the homeowners will be able to hear the questions with their answers and they will then become a part of the minutes.

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### **Committee Reports**

**ARC - Mike Gloss:** Revised guidelines have been issued, available to residents, along with color palettes for painting outside of residents' homes

**Cert - Mike Gloss:** Wednesday, January 11<sup>th</sup>, from 1 to 3 p.m., the Fire Department will conduct a class on hands-only CPR and AED (defibrillator) use.

**Food Truck - Mike Gloss:** Food trucks are scheduled for second Monday of each month.

**Membership:** Total number of members so far for 2023 Bev B. stated is 149 as of Monday afternoon. (Does not include members who signed up at the meeting.)

**Event Inspections - Gary Nicolini:** Nothing new to be reported on event inspections. He reminded residents to make sure to submit two copies of complaint forms, one for ELS and one for HOAII, so the Board can follow up on complaints with ELS. He let ELS know about a vagrant living by the sign near Peaceful Pines. Bryan said ELS does not own the property the vagrant is living on.

There was a concern raised about a resident of ELS who has had someone renting a room in their Home for months. The renter has not been approved by ELS. ELS has been informed numerous Times but doesn't seem to be doing anything about it. This topic was brought up again during residents' comments.

**Building and grounds - Mike Hayes:** Discussed damaged trees in the community, has been following up with the company in charge. The Pub is going to try to reopen January 1<sup>st</sup> with indoor outdoor seating. Reported that the golf courses are looking better than he's seen them. Fencing contract has been issued. Perimeter fence is the priority.

**Security - Mailbox pirates:** Residents encouraged to keep their eyes open and report any suspicious activity.

**Nominations:** Nomination box was opened, and the following nominees were named: Wayne Carson, Mike Gloss, Bruce Wrede, James Andrews, Phil Eberhardt, Ray Walton, Gary Nicolini, Ann Hartman (phonetic). Motion was made to accept nominees, seconded, passed.

**Other - welcome wagon:** Jane Vogel reported to Bruce W. that there are several people to be welcomed to the community, and there were several people who did not wish to be included.

**Old Business - Anna Marie Morrissey** requested that residents who are not receiving emails from HOAII to get HOAII's email address from the sign-in sheet and send her an email requesting to be added to the list.

**New Business -** Bruce W. presented the 2023 budget and discussed live streaming meetings.

Proposed changes to Bylaws:

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There was a motion to table a proposed change to Article VI, Board of Directors, Section 1. Motion was seconded and passed.

Proposed change to absentee ballot submittals: "Members not present at the annual meeting may vote by absentee ballot. Absentee ballots may be requested five days after the meeting at which nominations are announced. Absentee ballots may be returned no later than two days before the date of an election." A motion was made to approve, seconded, and passed.

Bruce W. announced replacements for the two seats that are vacant due to resignations. Ray Walton and Phil Eberhardt were appointed by the Board to replace Deb Bruns and Bob Konetzny. Resident shouted out that the procedure did not conform with Florida Statute 723. There was further discussion. A motion was made to approve, seconded, and passed.

**Open meeting to public:** Residents addressed various concerns from 7:55 p.m. to 8:33 p.m. The following subject matters were brought up: rudeness during board meetings; when sprinklers are on too long, residents need to notify management; stop sign at Diamond Hill was knocked over; the poor condition of the pool; new stickers for residents' vehicles; horticulture pickup; tree removal; Ron Thoreson's suspension and discussion of bylaws; resident in 37-E complained of unauthorized renter; fencing replacement/repair; request to revise visitor requirements at the front gate; Wi-Fi at clubhouse; pro shop hours.

Motion was made to adjourn, seconded, and passed at 8:33 p.m.

Respectfully submitted,  
Deb Bruns, Secretary



Pine Lakes  
Country Club

Anna Marie Morrissey, HOA II Communications Director

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