

JULY 14, 2022 LIAISON MEETING MINUTES

ATTENDEES

HOAII: Mike Hayes, Mike Gloss, Gary Nicolini, Bruce Wrede

PLE HOA: Dick Loubier, Bob Godek, Cindy Ahrens (Recorder)

ELS: Jason Myers

1) Status of wall & door in men's pool bathroom.

Completed – delete from list.

2) Status of ceiling tiles and walls in kitchen storage area & the HOA records retention room?

Work is not completed yet; Jason will notify when room is ready for HOA storage.

3) Hedge along path to Eagle Trace bridge needs to be trimmed.

Based on input from the attendees, first try cutting back to allow new growth and see how it goes; always an option to re-plant a lower hedge. ELS is responsible for trimming & upkeep of the hedge.

4) Status of hot tub.

As of 7/14/22 have made progress and should be opening spa soon. Fence repair & cover will be installed shortly after. No confirmation on completion. Lots of work has been done. Have looked at the pool edge coving which will be re-done this year.

5) Status of repair of the awning in Pool area.

Repeated that repairs were made by in-house team due to vendor delays. Patch is a secure repair & will hold as long as we need. No change on this matter. Repair has been done on top rather than underneath.

6) What will new Pub hours be going forward.

Still having some staffing issues, but working to resolve. Planning to work on LF Sand Trap with updates. Pub will be advertised with additional hours 8-8 just during the LF closing.

7) Status of the small number signs at entrance to each cul-de-sac.

Have been working with Stinger Printing on this project, should be delivered soon, within 30 days to complete.

8) Status of new street sign for Broken Woods.

Jason has contacted the original vendor and a new sign will be installed soon.

9) WiFi in the Clubhouse.

Jason has received approval from ELS to proceed with the project, getting information and bids, no dates yet. Public access to WiFi involves liability and risk management. Perhaps within the year and linked to the cameras.

10) Status of Resident Concern forms.

Still continue positive communication with all residents. Thanks to everyone for support and working with Jason and the team to best resolve the concerns in a timely manner.

11) With rainy season here, status of the drainage issues.

There are some concerning spots that are under consideration for large restructure. However, we have made some great progress with the overall storm drain system. Had all inspected and cleaned out. From here we are focused on trouble spots & considering all possible options to improve our water control. Staff is continuing to watch the specific spots.

12) Bushes in front of Broken Woods Ct need to be trimmed.

Completed – delete from list.

13) Has drain been cleaned on Ravines Ct?

Completed, however, this is one of the areas that are under consideration for land re-shaping.

14) Multiple resident complaints re Summer Tree property condition.

Contact made to the resident; results are slow and staff will consider to follow up. Jason requests that the 2 HOAs send him any vacant or unkempt properties for him to review. Working through the process. Jason appreciates patience with this issue.

15) Status of road paving for #41-46 and the driving range road.

Dates have now been set for the week of August 22; excited to see the finished product. Jason hopes to soon share the 2023 streets soon, and next year he plans for the work May & June rather in one of the hottest months. It was pointed out that the gate lock at storage area requires a key to shut the lock, it is a key-present lock. Jason will look into the issue.

- 16) **Status of audit on cameras at the guard house?**
Completed – delete from list.
- 17) **Status and timing of cleaning the ballroom floor.**
Scheduled for the week of July 25-29. Will have the info posted soon.
- 18) **Status of replacement of outdated AED pads.**
Completed – delete from list. [Check into payment for Mike Gloss]
- 19) **Status of replacement of first aid items in box at pool**
Good results so far. Jason has also been able to obtain a quote from Cintas to manage the program, pending approval. This will entail a new set of cabinets and Cintas will maintain the stocked items.
- 20) **Discuss on new procedure for golfers entering Pine Lakes during season.**
Radios have been ordered and are arriving, tam members are on board with the program, still working on the details. ETA October timeframe.
- 21) **Status of metal roofs on Pine Lakes homes.**
Involves change to prospectus per submission to the DPR, Jason suggests discussion and polling members at annual HOA meetings regarding roofing materials. If PLE HOA revises Declaration, may look into additional roofing materials. Mike Gloss had looked into roofing costs: \$35,000 for metal roof, \$25,000 for aluminum roof, he found a vendor at Fleamasters (Full Remodeling Services Orange 81) that has composite roofing, can be purchased to imitate shingles, 50 year warranty, cost is \$10/square foot for size of our homes for less than \$15,000. Visit Fleamasters and find the booth. No change from management pending community discussions. Ron Thoreson suggested tabling the issue until more residents are present for a discussion/input.
- 22) **Status of Neighbor helping Neighbor project.**
No response from the Whispering Pines HOA article about volunteering for this project. Perhaps later in fall when more residents are available for volunteering.
- 23) **Status on Neighborhood Watch program.**
No information from residents and patrols are pending a start date from vendor. Should be soon, Jason will let Liaison know when patrols have begun.
- 24) **Have the 10 new speed signs been posted.**
Completed – delete from list.
- 25) **Eagle Trace bridge boards need help.**
Jason has under consideration, will notify Liaison later in October when he has a better timeline for this type of project. Hope to consider replacement of some of the boards, needs to find material the exact same size as current boards. Replacing all the boards is a BIG project, perhaps not until 2024 budget.
- 26) **Authorization for gasoline for CERT generators.**
Completed – delete from list.
- 27) **Trees at Saddlebrook Ct blocking street sign.**
Completed – delete from list.
- 28) **Status of Robo calls.**
The ROBO call system will be used for emergencies, email blasts are under consideration for rule notification or community updates (ie. Pool closures, Pub hours changes, etc). Jason is working with the administration team to find out how to best implement email process. Crissy is taking the lead for email notice to residents.
- 29) **Status of open electrical splice on Eagle Tract bridge.**
Will be completed by end of this month – remove from list.
- 30) **Chain link fence beside the white fence on Circle Pine Rd across from Timber Pines needs repair.**
Completed – remove from list.
- 31) **Suggestion for a blinking yellow light on 41 to slow traffic heading into and out of Pine Lakes (Gary Nicolini).**
Jason stated this would be an FDOT decision. Ron Thoreson will contact Derek Roark (HOAs hired Transportation Engineer) to ask him to interject the possibility of Caution Signals to FDOT while they are resolving the entrance egress issue placed before them by Lee County Zoning Board. Ron feels the issue is a safety one, but gets a bit outside of the HOA Liaison relations. The safety issues along 41 should be a mutual concern of both ELS and the HOAs surrounding the French property development and the increased safety fears on 41.

32) Tiki Hut repair in pool area (Gary Nicolini).

Scheduled for September.

33) Polyurethane coating on Tiki Tables (Gary Nicolini).

Jason said a good call out and will place on the list during the pool work in September. Several items will be handled in the pool area –pool kitchen, smaller thatch tikis.

34) Pool umbrella tables still broken (Gary Nicolini).

Jason reported this is a warranty issues, sending all to be repaired, no ETA.

35) Golf course and hiring of Dave Leonard as the new Golf Pro/Director.

Review of big plans for the golf course, hiring more Rangers, working with both PL & LF.

36) Frenchmans Court street sign hidden by trees (Bob Godek).

Jason will have trees trimmed ASAP.

37) Guard shack feeding the ducks and ducks in the shack (Dick Loubier).

Jason has spoken to the staff member that expectations are to never feed the wildlife.

38) Would like to see more Pub info on the back or front of the ELS monthly calendar, maybe meal specials, events, etc. (Cindy Ahrens).

Jason is working with Brian and hopes to designate a staff member as the resident communication specialist, needs to be one of the Pub and Sandtrap associates. They will oversee updating or posting specials, events, no staff intros, and more.

Additional notes from Jason:

- Announcing our newest addition to the Pine Lakes Golf team Dave Leonard will be our new Golf Director. Dave brings many years' experience to the team. His vision and focus on details will be a key asset for the future of our Golf program. Dave and I have not spent hours walking the Pine Lakes course and going over every inch of the course. I am confident now more than ever that we are on the right path to tackle the tasks at hand. "One Team – One Vision"
- July through September we plan to shift our focus to the golf course! This is a giant endeavor, and all hands will be on deck for the mountain we are about to climb. Irrigation projects are in the clean-up phase and will be completed over the next few weeks.
- We plan to place a communication board at each pro shop to inform our valued golfers about what our plan is for the course. I ask that this be a central place for us to let you know our plans for the week or month. Dave and his team will be managing this board.
- Pool improvements coming soon. We plan on painting the pool deck prior to September. I will be using a thermos-cool paint to help improve/reduce the heat along with a lighter color to brighten up our poolside. Plan to have this coordinated with the Tiki repairs and others.
- Horseshoe Pit covers. This will be on our agenda over the next few months. We plan on working with the Resident Horseshoe club to enhance the overall area. Excited to see what we can do.
- The Pub still has several loose ends and I appreciate all your patience as we work through them. And the team and I are very grateful for all the wonderful comments about the progress and design.
- Upcoming landscaping. Would like to let everyone know we have some exciting projects on the landscaping side of things. Over the next 90 days we have been given permission to move forward with large scale tree/shrub clean up both on the golf course and community areas. This is going to make a major impact on our community improvement goals for 2022!
- I know we have dozens of other projects and concerns that are being addressed that have not been mentioned here. I want you to know we will work diligently to complete them and handle them all in a timely fashion.
- In conclusion I want to again thank everyone for your support. Without the team and our residents none of this would be possible.

--Jason Myers