

Liaison Meeting Minutes
October 8, 2020
Pine Lakes Clubhouse Living Room
2:00 PM

Present:

Ron Hovet, President HOAII
Dick Loubier, President PLEHOA
Matt Heier, PLEHOA
Mike Gloss, HOAII
Charlie Schneider, HOAII
Beverly Bynum, HOAII
Jeffrey Belle, Pine Lakes Manager
Vianney Lara, Assistant General Manager
Bob Konetzny, Secretary HOAII

GROUNDS & MAINTENANCE:

Jeff has submitted a contingency expense to fix the pump in the fountain near the pool. He is awaiting approval from Corporate to proceed with the installation of the new pump assembly.

Jeff will repair the rollers on the gate at the storage area.

The fence on the west side of the property is in need of repair. Jeff will contact ELS corporate office to obtain the address of the owner to notify them that the fence needs to be repaired.

Jeff stated that all complaints against the mowers are logged and addressed with Joshua.

Street Paving – There are three cul-de-sacs scheduled for paving this year, 24, 26, and 27, all in Frenchman’s Court. Jeff mentioned that he is waiting for a start date from the vendor.

Many of the common areas are in need of clean-up or trimming. The contract may have to be altered to increase trimming more than 6 times a year.

Jeff will insure tree growth around the conservation sign and the alligator warning sign on hole #14 will be trimmed so the signs are visible.

A sign has been ordered stating that there is water ahead at the end of the cart path from Eagle Trace.

New street signs have been designed. Installation should be completed by the end of October.

GOLF COURSE:

Jeff is planning to meet with the Regional Superintendent to go over all the issues raised over the golf course.

The golf course bathrooms will be renovated in about 2 months.

Bill Chapman has been hired as the new Director of Golf. He is currently completing the background check and should be starting sometime next week. He has 15 years of experience and we look forward to his presence.

POOL:

The tree in the planter has been removed, and the dead fronds are scheduled for removal.

A fiberglass rock has been installed to replace the box at the pool.

Jeff will replace the cap to the pool gate by the tennis courts. Jeff has instructed to look for areas that require attention as opposed to being advised by the Board every month. Maintenance will also repair hinges on pool doors where needed.

CLUBHOUSE:

The bathroom door in the ladies bathroom will be repaired.

Jeff stated that the blinds on the clubhouse doors were positioned so that they could remain attached at the bottom of the door with holders, however they were broken from the bottom and are lifted. We will replace the holders and add signage so that they are not moved. Anyone caught tampering with the blinds in the future will pay for the replacement.

Status of moveable walls – Waiting for materials from Canada to be delivered.

Jeff is obtaining quotes to fix the hot water heater in the kitchen. He is also investigating whether hot water can be hooked up in the outside kitchen by the pool.

PUB

**The bathrooms for the men and women are scheduled for the following refurbishing:
adding fresh coat of paint
changing the faucets and sinks**

replacing the main entry doors
removing the handles from the entry doors and making them push doors
obtaining a quote to either repair the men's interior door or replace it altogether
replacing tile in both bathrooms

Estimated date of completion will be in 1 ½ months if not sooner,

Jeff stated that the Pub may be open next Sunday.

MISCELLANEOUS:

Based on the discussion with ELS Corporate, the ARC guidelines will be submitted directly to management with no recommendation from the board due to privacy concerns. Ron Hovet suggested that the Board receives a list of what additions are approved to insure the Prospectus has not been violated. Jeff will review the procedures of ARC to try to maintain the current procedure of business.

Charlie Schneider suggested that more money be allocated to the ELS Maintenance Department. Charlie also suggested that there should be a preventative maintenance program in place for the air conditioner.

Dick Loubier asked when will the golf course be open to outside play. Jeff responded that any outsider who has membership is allowed to play, but non member outside play will not be allowed at this time.

Items requested in the 2020 Budget are:

Resurface 5 Cul-de-Sacs
Resurface Pine Lakes Blvd. From Rte. 41 to Circle Pine Rd.
Replace movable walls
Tiki Hut roof repair
Replace/repair all unreadable street signs and common area signs (exc. Golf course)
Surveillance cameras for the pool and front of Pub
Pool monitor during the period Dec. 1st – April 30th.
Renovate Clubhouse, including new ballroom floor, carpeting, painting, windows.

The meeting adjourned at 3:20 pm

Respectively Submitted,

Bob Konetzny, Secretary HOAII