

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Gloss, Vice President
Leigh Ann Southard, Treasurer
Heather Vetter, Secretary

Ron Thoreson, Director
Linda Baker, Director
Heino Puidak, Membership

HOA II BOARD OF DIRECTORS MEETING MINUTES

March 18, 2025

PINE LAKES COUNTRY CLUB BALLROOM 7:00 P.M.

A. Meeting called to order- 7:03 p.m., followed by Salute to Flag and moment of silence

Roll call of Directors: Vice President- Mike Gloss, Secretary- Heather Vetter Directors- Mike Gloss, Linda Baker, Ron Thoreson Heino Pudiak

Absent: President- Gary Nicolini, Treasurer- Leigh Ann Southard

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse March 7, 2025.

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirements of Florida Statute 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any noticed by e-mail and placed on the 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.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes, minutes reviewed by board prior to meeting and no changes were needed. Minutes posted online.

Mike Gloss, VP gave the treasurers report- monthly balance report: \$41,533.76.

Recommendation made to invest balance in short-term CD for earning interest. The Board will look into it.

C. Committee Reports

1. **ARC/CERT-** Mike Gloss reinforced the need to use ARC forms to make home improvements. He has received 3 ARC forms since the last meeting. CERT attended a seminar and picnic with NFMPD.
2. **Membership-** Heino encouraged all attendees to speak to their friends and neighbors about joining the HOA. A review of “livable” homes found 584; only 183 have paid dues for HOAII for 2025. There are 18 ELS owned homes. Options for membership drive discussed.

3. **Event Inspections-** Linda Baker states all events in the clubhouse have been expected and no issues were found.
4. **Building and Grounds-** Bocce court benches, rocks on pickleball courts and cover for bocce court are all on ELS's list. Additional concerns raised by attendees at the last meeting about trimming bushes at the front of the park were sent to management.
5. **Pool/Spa-** All in good condition at the time of the meeting. Trees will be trimmed next week.
6. **FMO-** Ron stated FMO is in the final stages of legislative projects and proposals. There is a consistent decline in FMO membership. Ongoing discussions with PLEHOA on who owns the roads (Circle Pine and Pine Lakes Blvd) regarding the French property development. If legal action is pursued, there will be an HOAII vote before spending any legal funds.
7. **President's Report-** Vice President Mike Gloss stated the HOAII met with management and addressed several concerns. The horticulture dump spot at the back of the property is officially closed. We have guidance from WastePro on horticulture pick-up (flyers available at the meeting). Please adhere to the posted speed limits. We need additional people to join the Welcome Committee; Jane Vogel has resigned, and Bev Thoreson will head the committee. Ann Hartnett offered to assist.

D. Special Committee

No concerns or issues raised.

E. Old Business

1. No current manager; Kevin resigned, and Julie/Kelsey is filling in until a new manager is hired.
2. Resident Complaint Forms- Board will still reach out to residents and re-check issues.

F. New Business Open to all HOA Members

1. See something, Say something sign posted by Clubhouse.
2. Dues- Discussed options for membership dues: visit homes, send invoice, write article explaining HOA vs. ELS responsibilities, public list of non-paid dues. Board will discuss and decided on the best option.

Motion was made to adjourn the meeting at 7:44 p.m., seconded, and accepted.

Submitted by,
Heather Vetter
Secretary