

**PLE HOA BOARD MEETING MINUTES
DECEMBER 12, 2022
7:00PM CLUBHOUSE BALLROOM**

The meeting was called to order at 7:00PM by President Loubier. New members were welcomed. Board members present: President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, and ARC Director Bob Godek. Secretary Cindy Ahrens was absent. In addition, there were 26 homeowners in attendance.

SECRETARY'S REPORT – Wendy Saniti for Cindy Ahrens

Minutes of 11/14/2022 Board meeting were read. Draft copy had been posted on the official bulletin board. Motion to approve by Loubier and passed. Final minutes will be posted on the web under the PLE HOA tag.

TREASURER'S REPORT – Wendy Saniti

Review of the 11/30/2022 Reconciliation Report which is posted on the official bulletin board. Final account balance is \$117,144.31. Wendy noted that you should have received your maintenance invoice with a due date of 1/1/2023. Motion to accept report by Heier and passed.

ARC COMMITTEE REPORT – Bob Godek

Reviewed three ARC submissions for 28L, 1E and 2J. All were approved.

UNFINISHED BUSINESS

Dick Loubier shared Liaison meeting notes as follows: ELS has determined that there will be no dog park. Also new street signs will be ordered and installed. The Pub will be reopened by Christmas with breakfast and lunch being served 7 days a week and dinner served Wednesday and Friday evenings. The Sandtrap will not be reopening soon due to roof issues.

Dede LaBelle addressed the members regarding the upcoming Board elections in February. She and Tom Clark are looking for anyone who may want to run for the Board. Names should be submitted by the end of December.

Bob Godek reviewed the current status of the photo album. There have been 80 couples who have gotten their pictures taken so far. There are still dates available in January to schedule pictures from 1/16/23-1/20/23. If you sign up for a photo you will receive one copy of your photo and the full album FREE! You can schedule your photo day by contacting John Houser, 810-434-7160, or Ray Mayotte, 602-998-3010, or Bob Godek at 407-209-6532. You can also sign up at the Saturday morning Coffee Socials from 7:30-9AM.

ISSUES FROM MEMBERS - Will be submitted for future liaison meetings with management

1. The primary concern was with the ongoing issues with the pool and hot tub. The pool is too cold. Loubier shared that the standing order for propane was missed due to propane shortage. Then there was air in the line and a plumber needed to be scheduled to come out. Loubier stated that the pool is checked 5 times a week. It was suggested that a notice be posted for review by residents of date, time and pool status results. The hot tub part for bubble making has been received and waiting for the next time the electrician visits to install.

2. The status of the property at 70 Timber Pines was asked. This home has been vacant for many years and is an eye soar. The board will contact our attorney to see if we can have maintenance done and invoice the homeowner.
3. The status of the home on Frenchman's Court 28 was asked about. This resident has not paid maintenance fees in 1 ½ years. The board will contact our attorney about starting foreclosure proceedings.
4. The shuffleboard courts are missing a scoreboard. Not sure if ELS has the scoreboard and is waiting to reinstall it or if it is actually missing. This will be brought up in the next liaison meeting.

ADJOURNMENT: Motion by Loubier to adjourn the meeting at 7:40pm, passed

Wendy Saniti, Treasurer

Board Meetings are scheduled for Monday, Jan 9, 2023, 7:00PM in Clubhouse Ballroom. All PLE HOA members are invited to attend. The Annual Member Meeting is scheduled for Monday, Feb 13, 2023.
