

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Hayes, Vice President
James Andrews, Treasurer
Ann Hartnett, Secretary

Ron Thoreson, Director
Mike Gloss, Director
Linda Baker, Director
Leigh Ann Southard, Director
Heino Puidak, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES DECEMBER 16, 2024 PINE LAKES COUNTRY CLUB BALLROOM @ 7:00 P.M.

A. Meeting called to order- 7:00 p.m, followed by Salute to Flag and moment of silence

Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Directors- Mike Gloss, Ron Thoreson, Linda Baker, Leigh Ann Southard, Heino Puidak
Absent- Secretary- Ann Hartnett, Treasurer- James Andrews

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, December 13, 2024

Statement: 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 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.

President welcomed everyone to this meeting. There were two first-time attendees.

Gary introduced Heino and explained that he was assigned to take board spot for John Sheppard who resigned. Heino will complete John's term on the board and will run for election.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes for November 2024, minutes reviewed by board prior to meeting and no changes were needed. Minutes are posted online also.

James Andrews, Treasurer- (absent) monthly report, Balance- \$46,000 approx. at this time.

C. Committee Reports

- ARC/CERT-** Mike Gloss said he reviewed 3 ARC forms and submitted to ELS. Three CERT members attended the leadership meeting in December. CERT members provided traffic control and medical/safety monitoring for the Christmas cart parade and Saturday morning bike ride. NFM Fire Dept will be giving a one hour safety seminar after the February pancake breakfast for anyone in the community. Please plan to attend. CERT Basic classes will be held January 27th thru 31st. If you are interested in becoming CERT member contact Mike Gloss, 330-524-1292.
Food Trucks are 2nd Monday each month- next three January 13th is Dog Pound, February 10th is Philly Junction, and March 10th is Horse eyed Jakes.
- Membership-** Heino will be getting ideas to board. Heino will be working with Bev Thoreson to get all new resident's information about joining at new resident orientation presentation. Please talk to neighbors about joining.
- Event Inspections-** Linda Baker said all events held in the Clubhouse have been inspected and had no problems. Linda is collecting checks from all groups using clubhouse for events. Checks will be returned at end of season.
- Amenities-** tennis court cracks and missing fence clips reported at Laison meeting by Ann.
- Pool/Spa-** All in good condition at time of meeting. The pool resurface project was submitted to corporate under Capital expenditures for 2025.
- Building and Grounds-** Roads were paved in first week of December until 2024 funds were depleted. Kevin requested additional budget for road repairs in 2025 to catch up on much needed pavement repairs. Please continue to fill out three-part form in the office if you notice damage that has not been reported to management. These forms are tracked by board members until completed.

7. **FMO-** Ron Thoreson FMO is in the middle of leadership change and finalizing legislature proposals. POA research is being done by PLEHOA Legal counsel, on Title and Deed about ownership on the roads (Circle Pine and Pine Lakes Boulevard). The next step is to file a civil action to request a court opinion about who owns the roads.
8. **Golf Course-** Mike Hayes, reported that the golf course is great and has seen lots of playing. The fence repair at hole 2 is contracted to be repaired soon. Please continue to identify any problems or concerns.
9. **President-** Gary read a letter that he sent to ELS Corporate about Milton cleanup along with photos on December 6th. Within 4 days clean up began. Please reduce speed in the community and tell all visitors to please abide by the posted speed. Everyone should be stopping at the stop signs not rolling thru, especially with increasing traffic now in season. LCSO is bringing an electric sign showing posted speed. There are five board members terms up for election. If anyone is interested, please contact Gary. Board agreed to change by-laws from 9 board members to 7. Mediation meeting with ELS has been scheduled for Dec. 18th.

D. Special Committee

Nominations- Leigh Ann will be in charge of the Nomination Committee. Box will be out for nominations soon. Details will be posted on Our Pine Lakes.

E. Old Business

- 1) Board continues to meet with Kevin Karau at liaison meetings. Please make sure to read the liaison meeting minutes for up-to-date information regarding our community between the regularly scheduled HOA meetings.
- 2) Board members will receive reports filled out by residents from the office and follow up with ELS to make sure they are aware and working on repairs. Cul-de-sac list for board members will be posted online.

F. New Business Open to all HOA Members

- 1) The **January HOA meeting is canceled**, due to many members gone for community cruise. No alternate dates were available in January so next meeting will be **February 17th, at 7 p.m.** Voting and board positions will be decided in February.
- 2) Residents should call or email Gary with complaints about employee at front gate.
- 3) Bridge repair is forth coming.
- 4) Pool tables are in bad shape, Kevin was notified
- 5) Lot rent can not be paid by check
- 6) Tile in ceiling of ballroom will be replaced soon

Motion was made to adjourn meeting at 8:15 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary