

**PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
MONDAY, NOVEMBER 11, 2024**

Welcome and Call to Order

The meeting was called to order by Vice President Matt Heier at 7:00PM in the Ballroom. Board members present: Matt Heier, Wendy Saniti, Bob Godek, and Cindy Ahrens. In addition to the Board there were 37 members present. Heier welcomed all and asked for any new members – no new homeowners.

Secretary Report – Cindy Ahrens

Minutes of the October 14, 2024 minutes were available on the official bulletin board and were read at this meeting. Motion to approve the minutes by Heier.

Treasurer Report – Wendy Saniti

The monthly financial report is always posted on the official bulletin board. Saniti reviewed the current report of expenses and deposits, beginning balance was \$94,891.78, one payment of \$34.49 for office supplies, deposits total of \$2,534.08; final balance for October 2024 is \$97,391.37. Treasurer report was approved by Heier and Godek.

ARC Report – Bob Godek

There were two requests in October and both were approved. Somehow the Estates ARC form was lost on the web, but has now been re-added to the PLE HOA web page.

Unfinished Business

- 1) Update on Road Ownership – Matt Heier
Hex hearing results were reviewed. Access to Circle Pine Rd is still up in the air. Heier is working to find new attorneys to work with on this (he has contacted some that have conflict of issue so unable to help). Friday he will be talking with another possible attorney. Heier will keep trying.

- 2) PLE HOA E-mail Project – Matt Heier and Cindy Ahrens
On November 5, 2024, the first meeting for PLE HOA email project was opened. Attendees were Rick Hargrave 1-E, Leslie Tait 21-F, and Cindy Ahrens 24-I. We discussed options for the software, what needs there are for the project, and decided we need one more tech-type volunteer to work on the project. Rick is working remotely until after Christmas, but he is in touch with Gary Walkling and Charlie Wakefield to look at options, and is sharing any new information.
Hope one more volunteer will join this project group by early 2025; will keep up on issues regularly.

New Business

Status of Required Budget – Matt Heier and Wendy Saniti

Heier has determined that all HOAs under 720 statute are required to have a budget. Heier and Saniti will work on a budget to begin January 2025.

Special Board Business

- 1) Appointment of Director to Fill Board Vacancy – Matt Heier
This person will fill the vacant position until the election in February 2025.
Heier made motion for Pat Stanley to fill the vacancy and she accepted, Godek second, Board approved.

Heier does not plan to run for the Board in 2025 which means the HOA will need at least 2 candidates to run for the Board. This information will be posted in the Whispering Pines and on the joint Facebook page.

The deadline is Monday, December 16, 5:00PM, for any candidates to submit their name and a brief bio or statement to Donna Folsom, 10008 Bardmoor Ct, site 2-D.

2) Board Member Election of Officers – Matt Heier

The Board members retired to a back room for brief discussion of the Officers. The PLE HOA officers will be:

President – Matt Heier

Vice President – Pat Stanley

Treasurer – Wendy Saniti

ARC – Bob Godek

Secretary – Cindy Ahrens

Issues/Questions from Members – Matt Heier

Debris complaints that nothing has been picked up at curbs from the recent hurricane.

Based on information from ELS staff that the Estate properties will need to arrange clean up, however manager Kevin stated that Estates debris will be picked up.

21-I access to home has been blocked

8-K personally paid \$2,000 to have debris hauled away

8-H also has debris

Heier will check with Kevin about the issues and will clarify how to handle those who have already paid for debris removal.

Bob Godek and Matt Heier will be attending the November 14 Liaison Meeting and will ask about the various issues.

Meeting was adjourned at 8:10PM.

THE NEXT BOARD MEETING IS SCHEDULED FOR DECEMBER 9, 2024, 7:00PM IN THE BALLROOM.