

## Liaison Meeting Agenda

November 14, 2024, 2 p.m.

Present: Kevin Karau, Gary Nicolini, Matt Heier, Mike Hayes, Ann Hartnett, Bob Godek, Ron Thoreson, Linda Baker

1. Any update on repaving of Circle Pine Rd.?  
**Paving remains scheduled for the first weeks of December.**  
Double the money was requested for next fiscal year to catch up on needed road repairs.
2. Is there any update on pub employees be hired?  
**Offers have been made.**  
Sand Trap will be closed until they can hire a cook. Trying to hire three cooks and two waitstaff for work at both restaurants.
3. Any update on the permits for the pub renovation?  
**Permits remain in process; I receive updates from the general contractor every week.**  
Permits are taking months to get. The pub will be a hard structure built all the way out to where it used to stand prior to hurricane IAN.
4. Can the 2 shutters on the clubhouse, on the side by the shuffle board courts, be addressed? There has been 1 shutter on each window for 2 years.  
**They are removed.**
5. There are still some tiles missing from the side of our pool.  
**We received tiles, not a good match.**  
New tiles were received today and may be acceptable. Work will be done soon.
6. Can the pool company scrub the pool tiles?  
**Yes, I will bid and process.**  
This work will be done as regular maintenance in the future once contracted.
7. 5D and 7V need mailboxes, name plates and security pole replacement.  
**A work order should be placed. Mailboxes are \$25, no charge for name plates.**  
50 new boxes were received, work is in process. Security poles are replaced at owners cost.
8. The pool deck gets very hot. Is redoing the deck still in the 2025 budget?  
**It has been proposed in 2025 CapX.**  
White paint around spa didn't make much difference. Hoping to get new surface for the entire pool enclosure approved in 2025. This surface would have a lifetime warranty and is all measured and bid out, just waiting for approval. Very expensive but worth it.
9. Storm drain at 5D is clogged  
**Workorder has been issued.**
10. Pool kitchen pergola boards are falling.  
**Supplies are on property, repair scheduled for 11/14.**

11. Shower at pool? (Matt what is wrong? Please explain.)

**Workorder has been issued.**

12. Is the storm debris still scheduled to be picked up on estate also? Any idea when this will be completed for Pine Lakes?

**The county is contracted for removal. No timeline.**

13. Please do a 360 on 2F, Bardmore...especially the back of the house that faces cart path. This is being done by Matt Heier.

Other items of discussion.

Last week Kevin sent out letters for those home owners who still have not done repairs from IAN damage, to contact the office. The next legal steps for ELS, per the prospectus are as follows; If home owners do not contact the office with plans to do repairs, they will be issued a 7 day Right to Cure Notice. If still no contact with the office they will send out a 30 day Right to Cure Notice. If still no contact ELS will move for Eviction and take possession of the home.

There are 18 homes in Lake Fairways marked as non-livable from the tornado and 3 homes in Pine Lakes.

There is a lighting proposal in the CapX 2025 budget. Kevin will do solar lighting identified out of Maintenance funds.

The pool at Pine Lakes was down last week due to a bad circulation pump. Kevin is looking to repair the pump to keep it as a spare for any future repairs that may be needed to expedite repairs, limiting down time.

The hot tub is currently down due to over chlorination. It must be inspected by health department before reopening.

Yearly donation will be given to the Veterans Club as was in past.

Kevin will look into painting the inside of the Community Clubhouse.