

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES – OCTOBER 14, 2024

The meeting was called to order by President Dick Loubier at 7:00PM in the Ballroom. Board members present: Dick Loubier, Matt Heier, Wendy Saniti, Bob Godek and Cindy Ahrens. In addition to the Board there were 18 members present. Loubier welcomed all and asked for any new members – one new member.

Secretary Report – Cindy Ahrens

Minutes of the March 11, 2024 meeting were acknowledged, Heier/Saniti approved.
Minutes of the April 8, 2024 meeting were read, motion by Godek/Saniti approved.

Treasurer Report – Wendy Saniti

Beginning balance for September was \$89,775.71. There were 2 invoices paid for attorney, and 3 deposits; September balance final was \$94,891.78. Reminder to membership that the bank statements are posted every month on the official bulletin board across from exercise room.

ARC Report – Bob Godek

Since the last Board meeting in April there were 10 requests for changes, only 1 request was denied.

Liaison Update – Dick Loubier

Loubier reviewed the September 12, 2024 Liaison report highlights; there will not be an October report due to the hurricane. The Liaison reports are also posted on the web page.

Unfinished Business

Nothing

New Business

- 1) Review of Board Closed Meeting 10/2/2024 – Matt Heier
Heier reviewed items discussed with the HOA attorney re: legislative changes, financial issues, and Board vacancy.
- 2) E-mail Process Committee Volunteers Needed – Cindy Ahrens
This project began in 2023 requesting an email address from every property to be used for sharing of HOA information, and eventually to allow on-line voting. The project was to be handled by the Secretary, however, there was more technology required. The Board is asking for at least 3 member volunteers to tackle the project. Once up and running, it will be easier to handle, and allow for some back-up assistance training. If interested in this opportunity please contact any Board member and sign-up. A Board member will be in charge of this project for assistance.
- 3) Ownership of Roads – Matt Heier
Review of the recent HEX meeting with changes to the expansion of French property – change to the egress in/out to 41 – right in will be emergency only. Heier has spoken with HOAII and is willing to split the costs of hiring experts to review options of ownership. Heier also has spoken with initial developer Brown who had no response on the actual meaning of the legal documents. Heier will head this project, will work with the previous company about ownership, will get cost estimates and go from

there.

4) Board Vacancy – Matt Heier

The Board has received the resignation of Dick Loubier, effective October 15, 2024. The Board made motion by Ahrens/Godek to accept the resignation, passed. The Board is looking for volunteers that are interested in completing the time of this seat – appointed by Board at the November 11 meeting and will end at the February 13, 2025 election.

Volunteers must be voting members, able to attend the November, December, January & February Board meetings, and are able to run for open director position for the next full term.

Any interested members should submit a short notice of interest in filling the vacancy to any Board member before November 10.

Issues/Questions from Members – Dick Loubier

Pond work has been done for the weeds.

ELS changes on the in/out entrances for the proposed addition to PLCC.

From new member, the 2nd tee has issues [ELS is aware].

Shuffle Board Courts need help.

EVENT: October 26 Fundraiser for both communities for those impacted by tornado/hurricane.

Meeting was adjourned at 7:46PM motion by Saniti/Heier, approved.

Next Board Meeting is Scheduled for **NOVEMBER 11, 2023, 7:00 IN BALLROOM.**

Cindy Ahrens, Secretary