

PINE LAKES LIAISON MEETING MINUTES  
FEBRUARY 8, 2024

Attendees

**HOA II**

Gary Nicolini  
Mike Hayes  
Ron Thoreson

**Manager Kevin Karau**

**PLE HOA**

Dick Loubier  
Matt Heier  
Cindy Ahrens, Secretary

Manager Kevin Karau Updates

1. Assistant General Manager: Position has been filled and person begins work next week.  
Food & Beverage Manager: Offer was made and accepted.  
Chefs: Two chefs are currently hired.  
GOAL is for 7-day service for Pub.
2. Roof of Clubhouse Cleaning: Vendor that was hired is no longer interested in the job; Kevin is looking for a new vendor.
3. Alligators: Pine Lakes still has 3 open permits for removal. Alligator must be larger than 14-1/2 feet to be removed. Reminder to all that feeding alligators is against the law and may be reported and fined.
4. Bocce court will be repaired; currently getting company bids; repair will include the court and buffers only.
5. Tiki Huts are now approved and there will be 2 new tiki huts added to the pool area.

UPDATES ON THE LIST FROM JANUARY 2024

- 1) Walking paths still need pressure washing (carryover).  
***Are you referring to the entrance paths? We have started the power washing projects of the common areas. Maintenance requires power and water access.***
- 2) We still need to have the golf cart paths cleared of branches between 16 and 17 (carryover).  
***Complete.***
- 3) Any progress on the ugly water valve beyond the 18 green? I believe Kevin was waiting for a quote to proceed.  
Will this be corrected soon (carryover)?  
***Planting will be complete by month end.***
- 4) What is the status of the increase in bandwidth for the internet in the clubhouse? As we know, this is also necessary so you can get the new cameras installed (carryover).  
***New fire wall will be installed by month end.***
- 5) Pool items: any update on mats at the pool steps to prevent slipping or is the "grit" going to be tried out first?  
Grouting along the inside edge of the pool still needs to be completed (carryover).  
***The team will paint new grit paint by area in 6 sections to not interfere with pool usage. Grouting inside edge will be done after season; requires closing the pool for a few days.***
- 6) Has the polyurethane been purchased to do the table at the pool (carryover)?  
***Brushes and materials were placed in the HOA office last month awaiting Gary Nicolini.***
- 7) Are the tiki hut repairs at the pool still on schedule for first quarter 2024 (carryover)?  
***Completion date based on scheduling; funding is approved.***
- 8) Do you have any indication of when the new street signs will be in and installed? I believe Crissy had put in an order for them months ago (carryover).  
***Kevin will follow up after speaking with contractor.***
- 9) Homes 360 progress and schedule to completion. Nonconformance notifications?  
***Notifications were issued; follow up is lagging and continues. Kevin will work to address the ELS issues.***

- 10) Any indication as to when the checks will be sent to the Organizations who are still waiting?  
**Complete except for a couple.**
- 11) Is there any way to get electric to the bridge to decorate for the holidays (carryover)?  
**Kevin is working through estimates and will prioritize all electrical projects.**
- 12) Is it true that our lawn service has gone from 42 times to 32 (carryover)?  
**Lawn service has always been 32 times/year.**
- 13) Pub issues:
- a. Renovation plan status and timing
  - b. Hours of operation moving forward
  - c. Menu plans and specials
- A timeline and scope are not approved for Pub. No news except for the current hires.**
- 14) Hurricane Ian tree and stump removal status for documented owner request.  
**Tree and stump removal will continue in quarter 2 to begin; will not get all done this year.**
- 15) Handling of abandoned homes? Lease only.  
**Part of the 360 inspections.**
- 16) Unauthorized people living in the community.  
**Notify Kevin ASAP; done on a case-by-case basis.**
- 17) Lightbulb replacement on entrance sign and roadway light poles.  
**Completed by month end.**