

Liaison Meeting Agenda

December 12, 2024 at 2:00 p.m.

Pine Lakes Clubhouse Living Room

Present: Kevin Karau, Gary Nicolini, Matt Heier, Ann Hartnett, Bob Godek, Ron Thoreson, Patricia Stanley, Heino Puidak

1. Milton waste? Any response from Julie? **Waste clearing has started, 12-11, and will continue until complete. The debris pile by storage lot will be last.**
2. Exit sign still covered up above new Ballroom door. **Hardware is not yet installed. Door is not an exit.**
3. Any response on Beautification request for funds from the community appreciation fund. Why is there always a problem with getting monies for our community? **Checks are not written on property. Prior manager removed these from the budget. All donations are pending until Corporate office at ELS issues at the end of the year.**
4. Front gate issue. There is an ongoing issue with an employee at the gate. This has been discussed before but getting out of hand. He will not put new stickers on vehicles, he tells folks that they do that after 5pm, and he is unkept most of the time. Is anything being done? **This is a Human Resources issue.**
5. The roof fan for the clubhouse kitchen was making a loud rattling noise on Saturday morning. Please repair. **The motor mounts have been ordered.**
6. Hot tub repair? Has the new part come in yet? **The Spa and pool are currently operational.** The pool was closed to complete tile replacement at pool edge. Spa chlorinator replaced. They are getting a second shower to install by spa like the one before last hurricanes.
7. Cart bridge lights. **Project for 2025, rotten boards will be replaced in the first few weeks.**
8. Fountain in lake by pool overspray into pool area. **Open to discussion. Will reduce the spray lower by turning down the motor if possible or else turn fountain off on windy days.**
9. Filthy vent in ballroom ceiling. **The vents will be vacuumed by month end.** The damaged ceiling tile will be replaced after January 1st.
10. Sound system in ballroom not fixed. **I will follow up with accounting and vendor. Ron has a meeting with the vendor and will get a purchase order to Kevin. A new proposal to replace the system will be submitted to CapExp or 2025.**
11. Still no new shuffleboard equipment. **This fell through the cracks, equipment is ordered. The courts will be powerwashed to remove mildew.**
12. Clubhouse exterior lighting (lack of) **Lighting has been proposed in 2025 CapEx.**
13. Lighting and shrubs at pine lakes entrance signs. (Brick walls coming in from 41). **Looking into options**

Additional discussions- Wifi wiring is installed and cameras for property will be installed in the next three weeks.

Tennis court fencing will be connected near pool entrance. The tennis shades will be let down for wind. The practice board is here and will be scheduled for install.

