

**PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES – FEBRUARY 13, 2023, 7:00PM**

Vice President Matt Heier called the meeting to order at 7:04PM in the Ballroom of the Clubhouse. Tom Clark, Nominations and Election Judge, reviewed the submitted Proxies and combined with the membership present was able to state that the specified quorum had been met and the Annual Meeting could proceed. Election Committee member Dede LaBelle introduced the Election Committee: Dennis LaBelle, Rick Saniti, Lew Ackley, Terry & Jill Brush, and the chair, Tom Clark. The Board thanked all for volunteering.

Board members present: Vice President Matt Heier, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Chair Bob Godek. President Loubier was sick & unable to attend. There were 105 members present casting ballots.

Secretary Ahrens read the AFFIDAVIT OF MAILING AND POSTING OF NOTICE TO LOT OWNERS for the meeting on February 13, 2023 at 7:00PM. The affidavit was notarized by Daramiss Molina on January 18, 2023.

Treasurer Wendy Saniti called for any Director nominations from the floor three times. Member John Houser (18-C) was nominated by his wife, Joy Houser who read a letter from John with his bio and work history. This nomination was accepted by the Board and members present; however, after the meeting was adjourned it was determined that after legal confirmation, any member nominated from the floor must be present to accept the nomination – Houser was working a shift during the meeting. The members present were allowed to vote for Houser and his votes were counted.

Secretary Ahrens reading of the 2022 Annual Member Minutes (also posted for past year on official bulletin board); motion to accept by Wendy Saniti, second by Carol Corant, minutes accepted.

Secretary Ahrens reading of the January 9, 2023 Board Meeting Minutes; motion to accept by Wendy Saniti, second by Bob Godek, minutes accepted.

Report of President: none due to illness.

Report of Treasurer Wendy Saniti: the monthly financial report for January was read. Beginning balance was \$390,489.15; Cleared Transactions were \$5,627.30 Checks & Payments; \$201.853 Deposits & Credits; Cleared Balance on January 31, 2023 was \$592,242.39. On February 1, 2023, ELS was paid \$496,424.16 bi-annual fee. All account Reconciliation Detail documents are posted monthly on the official bulletin board; if any member has questions, treasurer Wendy Saniti is available.

In January an issue was discovered after all invoices had been sent for the bi-annual payment: the invoice did not include the \$40 for membership payment. Decision of the Board is that ELS send a secondary billing for the \$40 dues with an explanation of the error. Each \$40 collected twice/year brings in \$10,520 for the HOA (total of \$21,040/year) and will be missed if not collected.

There are also 6 properties late in payments totaling \$11,205.60 and payment reminders are being pursued.

There are also 2 properties with liens and foreclosure that are being by \$11,000.

In 2022, the Board did spend \$37,000 on attorney fees: \$20,000 for the HOA attorney and \$17,000 for the special land use attorney regarding the ELS northern expansion.

The Estates increase for 2023 was 6% per our agreement with ELS; the Lease property increase was 9% per the CPI.

Report of Secretary Cindy Ahrens: Review of the meeting mailing packet that included a form requesting permission to use member email address for HOA information/material. Please be sure to fill out and return the form as in the near future notices to members may be emailed in addition to posting on the bulletin board.

Also included in the annual meeting mailing was a second form to request a paper copy of the revitalized documents (122 pages long and documents were mailed to all members in June 2022 for approval as part of the revitalization process). The revitalized documents are available on the webpage under PLE HOA; current documents are the Declaration dated 2017, the Bylaws dated 2020 and the Articles of Incorporation dated 1987. The Board does plan to begin review of the documents for any needed updates but will be sharing any changes with members for discussions.

The Board is hoping to begin work on establishing an Excel spreadsheet for all members. Currently, ELS has all information on Estates members. This spreadsheet would include email, perhaps emergency contact, and any additional mailing addresses.

Report of Architectural Committee Bob Godek: ARC received a total of 27 change requests for 2022; only ones denied. For 2023 there have been 5 requests received, 3 were approved and 2 are pending. Members of the Committee are: Bob Godek, Al Gaetani, and until a 3rd member is appointed, Matt Heier will fill the position temporarily. as per the Bylaws.

The election results were announced by Tom Clark: Board members for 2023 are Dick Loubier and Matt Heier. The waiver votes were 93 for the audit waiver and 6 opposed to the waiver. There were questions on the election and process; Vice President Matt Heier offered to send question to the HOA attorney for clarification. There was no Board meeting held to select the officers, there will be a special meeting held for that process.

Motion to adjourn the meeting was made and approved; the meeting adjourned at 7:50PM. The next scheduled Annual Meeting will be held on February 12, 2024 in the Clubhouse Ballroom.

Cindy Ahrens, Secretary