

## **PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES – MARCH 11, 2024**

The meeting was called to order by President Loubier at 7:00PM in the Ballroom. Board members present: Dick Loubier, Wendy Saniti, Bob Godek and Cindy Ahrens (Matt Heier was absent). In addition to the 4 Board members, there were 57 members present. Loubier welcomed all and asked if there were any new members, none at this meeting.

### Secretary Report – Cindy Ahrens

Minutes of the February 12, 2024 Board Meeting were read with no changes in the Board officers for 2024; part of the 2024 Annual meeting.

### Treasurer Report – Wendy Saniti

Saniti reviewed the PLEHOA Reconciliation Detail from the bank and is always posted on the official bulletin board. Final balance for February 2024 was \$224,272.04. Expenditures for February included attorney fees of about \$9,000. The HOA taxes have been done by Paul Scholl, an accounting member of Pine Lakes.

Motion to approve by Treasurer report by Godek, motion approved.

### ARC Report – Bob Godek

Two ARC requests were submitted for February and March. Requests were for 27K for new siding & windows, and to repaint garage and house doors; 17Q to add a deck.

### Liaison Meeting Highlights – Dick Loubier

Loubier reviewed items from the February 8, 2024 Liaison meeting minutes. Godek kept a list of liaison items to be discussed at the March 14 liaison meeting. Loubier read a statement prepared by the HOA attorney: "The Association attended mediation with the owners; no final decision has been made, but the Association and the owners are discussing options to reduce the height of the garage, and will be discussing next steps from there. An amicable resolution is still an option, as is litigation, but right now we are still working on finding a solution for all parties."

Several issues were brought up by the members: Eagle Trace garage, maintenance fees, maintenance of amenities in PL, Pub hours, and a wide variety of complaints.

### Unfinished Business

#### 1) Outcome of Annual Meeting Voting – Dick Loubier

Loubier reviewed the Annual Meeting Voting with the director election by acclamation: Wendy Saniti, Bob Godek, and Cindy Ahrens; and the waiver of audit was approved.

#### 2) Status of email project – Cindy Ahrens

Have been waiting for the new telephone directory to double check the forms submitted to certify current members. Also working toward a member roster of PLE HOA members as Florida Statutes state that Association should keep a roster of all members with name, mailing address, and lot number. Work on both items will begin soon.

### New Business

#### 1) HOA Budget – Bob Godek

Board discussed establishing an annual budget. Awaiting template samples from HOA attorney.

Issues/Questions from Members was covered earlier in the meeting with comments, questions, and complaints.

Adjournment: Loubier adjourned the meeting at 8:00PM.

The next PLE HOA Board Meeting is scheduled for April 8, 2024, at 7:00PM in the Clubhouse Ballroom.

Cindy Ahrens, Secretary