

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION, INC.

Annual Member Meeting Minutes

Pine Lakes Country Club Clubhouse

10200 Pine Lakes Blvd, North Fort Myers FL 33903

Monday, February 12, 2024 at 7:00PM

Dick Loubier introduced the attending Board members: Treasurer Wendy Saniti, Secretary Cindy Ahrens, ARC Bob Godek, Vice President Matt Heier, and President Dick Loubier.

Nominating/Election Chair Dede LaBelle certified a quorum for the meeting to proceed. Board President Loubier called the meeting to order at 7:06PM.

Proof of Notice of the Meeting was verified by Secretary Ahrens with the Notice of Annual Meeting that was mailed to all members and the AFFIDAVIT OF MAILING AND POSTING OF NOTICE TO LOT OWNERS which was posted on the official bulletin board.

Reading of the February 14, 2023 Annual Meeting Minutes by Secretary Ahrens, and they had been posted on official bulletin board for the year. Motion to approve by Saniti/Loubier.

Reading of the January 8, 2024 Board Meeting Minutes by Secretary Ahrens, draft had been posted on the official bulletin board. Motion to approve by Saniti/Godek.

Report of President Loubier: Currently a very good Board to work with and did get much accomplished over the year. For 2025, Vice President Matt Heier and Loubier may not be candidates for the Board, encourage members to consider running for the Board.

Report of Treasurer Saniti: Review of the Reconciliation Detail from the HOA bank for January 2024 and reported to all that the financial statements are posted on the official bulletin board.

Saniti also reviewed the Profit & Loss information for January through December 2023.

If members have any questions about the report, contact Treasurer Saniti.

Saniti is looking for an accountant to prepare the PLE HOA taxes for 2023 – notify her of any possibilities.

Report of Secretary Ahrens: Thanked all the Court & Cul-de-sac Captains and Joann Cline for delivering the annual meeting envelopes to more than 200 of the members. With the help of a couple volunteers, the "Consent to Electronic Notification of Association Business" project will begin the work of entering all received consent forms and will begin sending out notices, meeting agendas and minutes, and other HOA business of interest. Ahrens is also hoping to prepare written procedures for the Secretary position for future Board members for a smooth transfer of the position.

Report of Architectural Review Committee by Godek: There were 4 requests for February 2024, and there were 39 requests total for 2023. Besides Godek there are 2 other members of the ARC Committee: Al Gaetani and Brad Colvin. Godek asked if there were any questions and a new member at 6-M asked when will the clubhouse roof be cleaned, when will ELS issues be addressed, what about the Pub issues? This meeting is not the venue for such questions, but know that the same items are discussed monthly at the Liaison meetings with the current general manager.

Nominating Committee: Dede LaBelle volunteered to chair the Nominating/Election Committee. Thanks to her for the work she has done with spreadsheets to assist the check-in process and to document the votes (some by Proxy and some by Ballot). Thanks also to her assistants to help with the check-in and counting – they are Joy Houser, Donna & Ralph Folsom, and Marlene Graf.

The initial counts from Monday, February 12, 2024:

Declaration – 133 yes; 2 no -- did not meet requirement for approval

Articles of Incorporation – 134 yes; 0 no – did not meet requirement for approval

Bylaws – 130 yes; 1 no – did not meet requirement for approval

Waiver of Audit – 110 yes; 27 no -- Yes to no audit.

Candidates: Cindy Ahrens, Bob Godek, and Wendy Saniti were elected by acclamation with no additional candidates for the 3 Board open positions.

After tallying the votes and number of proxies and ballots received, it is recommended that the Association provide additional time for members who have not yet voted and may not have received the mail out or may have questions about how to return the proxy or submit a ballot. Any persons who have submitted their proxy and ballot as of the February 12, 2024, meeting do not need to attend the reconvened meeting unless you wish to change your vote by submitting a new proxy or ballot. If you wish to change your vote, please come see us and we will pull the proxy or ballot you submitted and return it to you now so that you may submit a new one before or at the reconvened meeting. The Board of Directors has reserved the Living Room in the clubhouse on Friday, February 16, from 1:00PM to 2:30PM to hold a reconvened meeting.

Dede LaBelle made the motion to adjourn the meeting as to the agenda items for membership vote on the document amendments to a date, time and place as set by the Board of Directors.

Dick Loubier seconded the motion.

Loubier announced that the membership meeting has been adjourned as to the document amendment agenda items and will be reconvened in the clubhouse Living Room on Friday, February 16, 2024 from 1:00PM to 2:30PM.

Continuation of the February 12, 2024 Annual Meeting that was adjourned at 8:10PM was to be reconvened on February 16, 2024 at 1:00PM in the Clubhouse Living Room.

Reconvened Annual Meeting was opened at 1:00PM for addressing the three Governing Documents. There were 7 members attending: Dick Loubier, Matt Heier, Wendy Saniti, Bob Godek, Cindy Ahrens, Brenda Loubier, and Dede LaBelle.

After the adjournment of the Annual Meeting, Board members and six HOA members volunteered to door-knock to ask no-vote members to consider voting due to the importance of the three documents. The one-to-one visits were very successful.

Also, due to the seven members that were in arrears (their votes did not qualify) that changed the base of total membership from 263 to 256. The new ballots were counted 3 times and new totals were confirmed as follows:

Declaration: required 172 to approve; total count was 204 yes; Declaration passed.

Articles of Incorporation: required 192 to approve; total count was 205 yes; Articles of Incorp. Passed.

Bylaws: required 172 to approve; total count was 201 yes; Bylaws passed.

The Reconvened Annual Meeting for 2024 was adjourned at 1:34PM.

The next Annual Meeting will be February 10, 2025, 7:00PM in the Ballroom.

The February 12, 2024 minutes have been read at the February 10, 2025 Annual Meeting; motion to approve by Wendy Saniti/Matt Heier; motion passed.