

## LIAISON MEETING – August 17, 2023

### ATTENDEES:

#### **HOAII**

Gary Nicolini  
Ron Thoreson  
Mike Hayes  
Ann Hartnett

#### **PLE HOA**

Dick Loubier  
Bob Godek  
Cindy Ahrens, Minutes

#### **ELS Staff**

Crissy Betancourt  
Assistant Manager

- 1) Leaning pole for switch on Bocce court needs to be secured; found out it has been leaning for quite a while.  
**STATUS:** Work order generated; COMPLETE REPAIRED.
- 2) Can there be a fence placed around the pumping station by path to the left of horseshoe pit?  
**STATUS:** Work order generated; ELS has a bid and it will be completed within a month.
- 3) There is a broken skimmer cover along the edge of the pool; could possibly cut someone's foot.  
**STATUS:** Work order generated; COMPLETE REPAIRED.
- 4) How long are contractor signs allowed to stay in the residents' yards? Seems like some have been there for many months.  
**STATUS:** Contractors' signs are not permitted ever per prospectus. Only Estates are allowed. During hurricane Ian ELS allowed it so that others would know who to get help from. ELS can now start informing residents to take them down.
- 5) There is still some debris left from Ian and remodeling is going on in areas that are between LF and PL, and in grassy areas that dog walkers use along PL back road. Residents have cleaned up some of it but there are sometimes nails, broken glass, and sharp metal. Ticket #0335 turned in.  
**STATUS:** Work order generated; Manager suggests a walk through with the maintenance tech to locate where these items have been seen. Pine Lakes backroad is a long stretch of area. A work order was generated to secure time to assist the HOA. Maintenance has been Micro picking; this is an ongoing process they will continue to pick up as they see them.  
  
Mike Hayes requested a listing of contacts for homeowner emergency needs, e.g. utilities out, plumbing issues, GARY/MIKE: are there additional issues that will be covered on this list?  
Crissy agreed to work with Mike to develop this helpful index of vendor contacts.
- 6) Any news on the new flags and poles at our main entrance, and the awning at the pool?  
**STATUS:** Flags and poles should arrive Tuesday, August 22; Gary will check with Kevin for status of the pool awning.  
There were additional pool items brought up: the tables in the pool area need a final surface applied to protect the table tops. Smoking at the pool – signage is needed to show where the new smoking area is located. It is outside the pool area, about 10' from where it was.
- 7) Any decision made for the bushes along the cart path to Eagle Trace bridge?  
**STATUS:** Work order generated; COMPLETE.  
However, members present at this meeting stated that the trimming of bushes is not adequate, not wide enough for golf carts and need to be trimmed shorter.
- 8) Are there plans to replace the dead shrubs along the entrance road to our community?  
**STATUS:** Yes, if budget permits. Minor improvements have been made. Items has been submitted as Cap EX request, should have an answer by next month.

- 9) Will the palm trees be replaced on the right-hand side of the “Pine Lakes” stone wall that were lost during Ian?  
**STATUS:** Request is under review.
- 10) Some signs referring to the golf cart paths need to be replaced.  
**STATUS:** Two Board members will evaluate and give Management a count. ELS can replace as needed.
- 11) Can the air hose set up at the driving range be put on something stronger than a golf ball basket?  
**STATUS:** Yes, Bob is working on this one; should be done by Friday.
- 12) With the new payment methods by ELS, what is their opinion if a prospectus states to “pay by check”?  
**STATUS:** Any rule CHANGE in the prospectus will be issued a 30-day notice.  
The recent letter sent out to lease properties is to be considered the 30-day notice; no check payments effective with September 1; staff may be able to assist residents with this transition (Chrissy).

#### **ADDITIONAL ITEMS**

- 13) Men’s Club has requested ELS increase the bandwidth in the Clubhouse.
- 14) Speed bumps that were paved over need to be painted to draw attention, plus all the existing speed bumps need to be refreshed.
- 15) There is a young male residing in Pine Lakes that leaves his bike chained to the PL entrance STOP sign. Crissy will investigate.
- 16) Reminder that clubhouse roof needs to be cleaned – staff is working on contract.
- 17) As the snowbirds return to Pine Lakes beginning this fall, they will see that much work has been done since Kevin arrived, and hope staff will continue the much-needed work and improvements in PL.  
There is an issue with 2 Estates properties that needs to be addressed – nothing is being done to take care of the damage done by Ian. Management has been made aware of the properties and will follow up.
- 18) Women’s restroom at the pool ceiling fixture needs cover for the bulb.
- 19) The ponds have all been treated, vendor continues to work on them. **UPDATE since meeting:** The company that takes care of our lakes is here this week to evaluate the situation. They will treat the lakes twice a month, and they are bringing in a boat this week to try to get the “gunk” out of the lakes. One main reason for the buildup, is that we have not gotten enough rain to help the lakes ecosystem.
- 20) Question about possible food & beverage manager – the position has been posted for applicants.
- 21) Request a work order to fix one of the shelves in the library that is missing the peg for support.

To the homeowner boards: The next Liaison meeting is tentatively scheduled for Thursday, September 14, 2-4PM in the living room.