

# Pine Lakes HOA II

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Bruce Wrede, President  
Gary Nicolini, Vice President  
Bev Bynum, Treasurer  
Bob Konetzny, Secretary

Betty White, Director  
Mike Gloss, Director  
Ron Hovet, Director  
Mike Hayes, Director  
Ray Walton, Director

## **HOAII EMERGENCY BOARD MEETING MINUTES MARCH 16, 2021 PINE LAKES LIVINGROOM 7:00 PM**

### **BOARD MEMBERS PRESENT:**

**Ron Hovet**

**Betty White**

**Mike Gloss**

**Beverly Bynum**

**Bruce Wrede**

**Charlie Schneider**

**Gary Nicolini**

**Ray Walton**

**Bob Konetzny**

### **BOARD MEMBERS ABSENT:**

This Emergency meeting was called to order by President Bruce Wrede. The Pledge of Allegiance was recited. There was a quorum of Board members present. The meeting was held to insure our HOAII members that the Board of Directors are staying current with members concerns and addressing these concerns with Jeff Belle at the monthly Liaison meetings. The emergency meeting was suggested by FMO management who met with their lawyers and based on Section 617.0207 (Emergency Bylaws) and Section 617.0303 (Emergency Powers) to allow Chapter 723 HOAs to operate their Association. (The specific Emergency at this time is the Covid 19 virus). This was accomplished in September by amending the By-laws of the HOA to include the stated provisions of Section 617, plus stated solutions to these problems. In this regard, the FMO management advised their members that their Boards may wish to consider declaring an "Emergency", and then the Board would, under its Emergency Powers, adopt By-Laws that would initiate a "stand in place" for the remainder of 2020

and 2021. Simply stated, annual elections, open meetings, and large gatherings would be postponed for a year. The effect would be that the same Board, its officers, and committees, would continue in place until the end of 2021. Vacancies that might occur during this period would be filled by the Board.

Bruce Wrede welcomed the Board to its fourth emergency meeting, and third of the year. Bruce explained that this is an official HOA meeting. Bruce distributed the agenda for the meeting. Bob Konetzny read the minutes of the February 17<sup>th</sup> emergency meeting. A motion was made to accept the minutes and seconded. The minutes were accepted as read.

Bev Bynum read the February's Treasurer's report. The month end checking account balance was \$17,000.36 which includes a CERT balance of \$1,423.32 and a Christmas dinner balance of \$400.00. The HOAII Legal fund reserve balance was \$45,729.23 for a total balance of \$60,906.27. Beverly added that the 2021 HOA insurance bill was paid in February as well as the Attorney fee. The Treasurer's Report was accepted as read.

#### Committee Reports:

##### BRUCE WREDE:

Bruce reviewed the topics of discussion from the previous Liaison meeting, including the proposed 2021 Cap Ex projects. Bruce said that he and Gary met with Pam Wagner and approved her to be on the new POA Committee. As of now, the new POA Committee consists of Gary Nicolini, Pam Wagner, Bob Godek and Lynn Johnson. Bruce stated that he would put Dirk Danley's name and email address on the Pine Lakes web site. Dirk requested that as many people as possible email him with their concerns. Dirk also requested for people to email him and to ask him to put their name and email address on the list as interested party in the Lee County rezoning and development process of the Pine Lakes Extention Case #DCI2021-00004.

##### RON HOVET:

Ron mentioned that the 2021 HOA insurance bill will be partially reimbursed (one third) by the PLEHOA

##### Mike Hayes:

Mike stated that he was happy to be part of the 2021 HOAII Board of Directors.

##### Mike Gloss:

Mike stated a concern that certain projects have been approved by ELS over the concerns expressed by Mike. Bruce asked Mike to send him a list of such

projects and he would follow up with Jeff Belle. Mike stated that the Fire Marshall has not yet visited Pine Lakes to establish reasonable capacity requirements for each room in the clubhouse, as well as the pool area. It appears that the Fire Marshall is waiting for permission from Jeff Belle to visit Pine Lakes. Mike also mentioned that Brian Hammon sent a letter to the Governor to allow vaccinations to be distributed in Tara Woods and Pine Lakes. Tara Woods drafted a letter which Mike will get a copy of, which will specifically mention Pine Lakes.

Gary Nicolini:

Gary suggested that the Board tries to get the original POA Committee members back.

Betty White: Membership Committee:

Betty stated she contacted all of the residents who were owed money and reported that most of them decided to donate the additional payments to the Legal Fund. Betty also stated that we currently have 304 members, which represents 52% of the Leased land residences.

Ray Walton:

Ray stated that in addition to working in the Pro Shop, that he is now the Supervisor of all Gate personnel.

Bob Konetzny:

Bob submitted his resignation from the HOAII Board of Directors, effective April 30<sup>th</sup>, or earlier if a replacement is found.

Meeting adjourned at 9:00pm

Respectfully submitted,

Bob Konetzny, Secretary