

PINE LAKES COUNTRY CLUB LIAISON MEETING MINUTES

April 8, 2021 – 2:00PM – Clubhouse Living Room

Attendees

HOAII: Bruce Wrede, Mike Gloss, Ray Walton, Mike Hayes, Gary Nicolini, Betty White.

PLE HOA: Dick Loubier, Wendy Saniti, Cindy Ahrens (recorder)

ELS: Jeffrey Belle and Vianney Lara

Liaison meeting was called to order at 1:55PM in the Living Room. Jeffrey reported that the April 2 vaccination at Pine Lakes served 337 first shots of Pfizer; second shot tentative date is April 23.

GENERAL TOPIC DISCUSSION

- 1) Who do we report concerns about the golf course to?
Response: They can be reported to Bill Chapman (Golf Director) or Jeffrey who will forward to Chapman. Comments can always be sent to the Pine Lakes office also.
- 2) Subject horticulture and other waste placed out too soon did not appear in the April Management letter.
Response: It will be included in next month Management letter; reminder email to Jeffrey to include.
- 3) Flooding issues on Grand Cypress.
Response: Additional detail needed – regarding flushing out storm drains. Still on project list.
- 4) Welcome Committee issues with notification of new residents.
Response: Jane Vogel recently sent a form to Jeffrey, was reviewed, and the form will be included in all closings.
- 5) Children living in Jacquards (6V) home (Estate lease property).
Response: Jeffrey will investigate and will handle.
- 6) Tree branch in lake by 12th fairway – discussed at previous meetings.
Response: Contacted Joshua to address and it is on their schedule to take care of (scheduled for April 9).
- 7) Dead tree to right of the 8th green that is dropping branches.
Response: Will report to Joshua Tree to remove tree. Going forward Jeffrey asks to not wait until the Liaison meeting to report such items to him.
- 8) When will outside play be allowed on the golf course?
Response: This was discussed and hopefully with start within next week or two – announcement will be made to Community. Getting ready to open everything to public.

MAINTENANCE ISSUES

- 1) Status of rubberized mats for the Eagle Trace bridge.
Response: Mats are scheduled for delivery today, 4/8. Rubberized mat will be tested on the Friendship bridge first before installation on the main bridge.
- 2) Status of new bridge lights at Eagle Trace.
Response: Lights and on backorder.
- 3) Status of corrections on the facility direction and golf course signs.
Response: Quote has been provided and the corrections will be addressed once they begin updating the signage for the golf course; will focus only on essential signage.
- 4) Status of the pool fountain.
Response: Pool fountain is now working; there was a leak in the manifold that has been repaired. Fountain has been off for the last few days due to the high winds.
- 5) Has fence on west side of property been patched?
Response: It is on the work schedule; maintenance staff is catching up on several projects.
- 6) Have tiles been installed in the Pub bathrooms?
Response: Yes, the work is mostly completed, contingent on the women's vanity being installed and some minor touch ups. Both bathrooms are now open.
Ask that residents show respect for updates made to facilities.
- 7) Cul-de-sac number signs are getting harder to read and need to be replaced.
Response: Signage is being addressed, in process with other signage.
- 8) Problem with hot water at the outside kitchen.
Response: This has been addressed at previous meeting. Request review of prior responses before adding to issues.

HOMEOWNER CONCERNS

- 1) Has trash been removed from the storage area?
Response: Maintenance has worked on cleaning up the storage area and will be ongoing.
Also need to check by horticulture area that still needs to be addressed.
- 2) Has or when will the sign be placed between tennis course & the pool filter indicating it is not a cart path?
Response: Signs have been ordered and will be placed soon.

- 3) When our pool/hot tub is down can the HOAs be notified so community can be notified?
Response: We have provided information to the website regarding closures. Gary Nicolini is the contact who will post on Facebook.
- 4) How often are the dog disposal cans emptied? Noticed one overflowing on a Saturday morning
Response: Dog disposal stations are emptied daily, just not on the weekend.
- 5) The garbage can by Indigo was removed after animals got into it; will it be replaced or not?
Response: Will not be replacing the trash can as residents in the area have been throwing food & garbage into it. May move to a different area.

LANDSCAPE CONCERNS

- 1) Are the bushes on cart path to the Eagle Trace bridge on Joshua's punch list; complaints that carts cannot drive through bushes.
Response: The bushes have been trimmed to the same height and width. Jeffrey will visit to check out status.
- 2) Jeff reported problems with trees; he is trying to budget additional for tree removal and trimming. Done?
Response: We are focusing on trees that are diseased and/or dead in the commons and around homes. This is a Vianney project in process.

ARC DISCUSSION AND UPDATES

Vianney distributed the architectural log that she is keeping. She has also prepared a sign when projects are approved, the sign should be displayed to show that project has been approved (for neighbors). Vianney has a yellow form that is posted visibly on the home. Will log be distributed at every Liaison meeting?

Response: Since inception the log has been distributed at every Liaison meeting. Question about HOAII improvements follow footprint of the existing home. Also, comment about color of home at entry to Eagle Trace (on color chart so was approved).

CAP X PROJECTS – UPDATES

- 1) Schedule for street paving – is the plan still to do all paving by the end of April?
Response: April 19 will begin paving; more information will be provided to the residents impacted in the next week.
- 2) Which cul-de-sacs will be paved? Who will make selection? The residents need to be told in advance of the dates in case they need to move vehicles/golf carts.
Response: See info listed on #1 above. Paving entry on Pine Lakes Blvd from US41 to tennis court entry plus 2 cul-de-sacs in Frenchmans Ct.
- 3) Carpet in library update: in process for approval, have selected neutral color.
Response: Partial payment processed, awaiting install date.
- 4) Ballroom floor replacement: will be industrial laminate, future project. Any idea on time frame?
Response: No information at this time. Quote has been received, probably 2022
- 5) Pool furniture; Jeffrey has received a bid and has submitted for approval. Date?
Response: Awaiting signature to move forward.

PROPERTY MAINTENANCE

Observed golf carts parked in grass when space in the parking lots was available. Also, carts are driven in grassy areas instead of driving on the cart path as short cuts.

Response: Jeffrey noted this is something that HOA Boards need to remind residents of the polices/procedures related to proper use of golf carts.

MISCELLANEOUS

- 1) Clubhouse fire alarm panel was damaged, needs to be replaced. Jeffrey is awaiting quote, suppression system works but needs new panel.
Response: Work is currently underway. May possibly update fire alarm speakers.
- 2) Cindy Ahrens requested either a full packet or a listing of the documents that are given at every property closing to track what materials are being given to new owners. Jeffrey stated he could not supply full packet, however, will share a list of the materials in the closing packets for Estates. Has this been done? Would like to discuss.
Response: This was a previously asked question. Please review the information being provided.
- 3) Jeffrey reported that ELS will begin to open more areas of Clubhouse. May return to Saturday morning coffees; the CH kitchen will be available with social distancing, masks and limited # of people.
Event requests first need to check with Dari for calendar booking; **if kitchen is needed**, that request first to Dari for calendar and then submit request to Jeffrey or Vianney for approval.

Questions/Comments from attendees –

Ray Walton requested a current resident listing for use at the gate.

Mike Gloss noted that in pool room chairs are hitting against back wall, suggest chair rail.

Betty White reported that Tarpon Woods has a problem with rats due to food being thrown outside a residence.