

Pine Lakes HOA II

Ron Hovet, President
Ray Walton, Vice President
Bev Bynum, Treasurer
Bob Konetzny, Secretary

Betty White, Director
Mike Gloss, Director
Gary Nicolini, Director
Charlie Schneider, Director
Bruce Wrede, Director

HOAII EMERGENCY BOARD MEETING MINUTES SEPTEMBER 4, 2020 RON HOVET'S LIVINGROOM 3:00 PM

BOARD MEMBERS PRESENT:

Ron Hovet

Betty White

Mike Gloss

Beverly Bynum

Bruce Wrede

Charlie Schneider

Bob Konetzny

BOARD MEMBERS ABSENT:

Ray Walton

Gary Nicolini

This Emergency meeting was called to order by President Ron Hovet. 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 Chinese Covid virus). This would be accomplished 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 is advising 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.

Ensuent to this advice, Ron Hovet called an Emergency meeting to discuss changing our By-laws. A motion was made to amend our By-laws to conduct Board meetings (without general membership) during this time of Emergency. A second motion was made to change the By-laws to state that a quorum of 30% of membership is required to be consistent with Chapter 723, The motions were voted on and approved. Bruce Wrede will put the verbiage together and the Board members will sign the amended By-laws. The amendments will be published in the Whispering Pines and will be put on the Pine Lakes web site, and will be a new section in our current By-laws. At this time, an emergency has been declared by Board President Ron Hovet, and the Board will operate under the new guidelines until the emergency has been declared over.

Committee Reports:

RON HOVET:

Ron will meet with Debbie Hamilton to discuss how the HOAII can assist the PLGA in following up on golf course concerns. Ron stated Ray Walton has contacted Assistant General Manager, Vianney Lara, about follow up on concern forms. At this time, Ray is satisfied that Vianney is responding to all ARC requests, and Resident Concern forms. Ray will meet with her weekly to insure we address all issues.

Ron suggested that our HOAII should have a full page advertisement in the Pine Lakes phone book, with a brief summary of HOAII responsibilities, and how their annual dues are allocated.

Bruce Wrede:

Bruce stated that he will soon have all the changes to the By-laws ready for signatures of approval. They will then be published in the Whispering Pines and put on the Pine Lakes web site.

Mike Gloss:

Mike reported that he has been working on a new form for ARC (Architectural Review) with Vianney, which she has forwarded to ELS HQ for review, but has not heard any follow up from her for over two weeks. Mike expressed a concern stating that he believed the HOAII should have some responsibility for golf course issues.

Betty White: Membership Committee

Betty stated that she and her committee have made approximately 160 phone calls to leased land residents who have not yet paid their 2020 HOAII dues.

The committee was able to solicit 18 more homeowners who were either new or had forgot to pay their dues.

Betty distributed a draft of a revised HOAII dues renewal form which highlights how the HOAII dues are allocated, and how the HOAII Board of Directors help protect the rights of its members.

Commentary:

The current count of HOAII membership is now 364 homes out of 584. This represents only 62.3%, and implies that the remaining 220 homes have owners that we need to contact and provide them with information on just what their HOA does, and the need for a strong HOAII membership, so that we can address future needs, problems, and legal issues with a majority voice.

Meeting adjourned at 4:25pm

Respectfully submitted,

Bob Konetzny, Secretary