

**PLANS OF ACTION COMMITTEE**  
**MEETING MINUTES 2/19/2021**

**Call to Order:** 3:00 PM at Konetzny home.

**Attendees:** Bob Konetzny, Matt Heier, Cindy Ahrens, FMO Consultant Ron Thoreson

**Previous Minutes:** Minutes of 2/16/2021 Reviewed; no changes.

**Correspondence:** Committee information prepared by Bob was shared with HOAII Board on Wednes, Feb 17, 2021. Matt reviewed the session and the HOAII Board suggestions.

**Plans of Action Items:**

- **Resident Notification:**  
The HOAII notice of Information Meetings had been distributed in tubes on 2/18/2021. The schedule of both HOA March Information meetings will be on the cover of the March WHISPERING PINES, and will be added to the web page.
- **Contact Lists:** No update.
- **Research:** Ron Thoreson  
Ron shared a citation from Lee County, Land Development Code of Ordinances that covers the zoning process for meeting notifications.  
Ron also shared the Planning Department Process Status for Record DCI2021-00004: Planned Development currently in Review, in the Sufficiency Review stage assigned to Anthony Rodriguez. Plan is to schedule a meeting with the Principal Planner Rodriguez prior to the public hearing re: zoning request to discuss concerns and issues. Focus on if an entity other than ELS was purchasing the property, what would be required? Think of questions in scope of "has this been studied?" Committee will review a variety of info packets to prepare questions to be submitted to ELS prior to preparation of the Negotiation Request list.  
Bob Konetzny had done some research on the differences of "Manufactured Homes" vs. "Mobile Homes" and shared the variety of descriptions.
- **Issues:** Current standards of existing property? Focus on what ELS may need to do to update the existing PLCC property. Current code requires an emergency shelter to be included in any manufactured home community. The original planning documents for PLCC state that the Clubhouse IS THE EMERGENCY SHELTER. Mike Gloss will work with the North Fort Myers Fire Marshall to request capacity signage for each public area of the Clubhouse.
- **Public Government Meeting Notes:** No updates other than above under Research regarding notice of meetings.
- **Negotiation Request/Wish List:** Committee requests from ELS copy of all plans/reports submitted to/from the Planning Department as part of the Sufficiency Review: Zoning, Development Services, Utilities, Legal Description, Environmental, DOT, Planning, TIS, Public Works, Other, Solid Waste, Natural Resources, Review Consolidation, Schedule Hearing, HEX Notice, Staff Report, HEX Hearing, BOCC Notice, BOCC Hearing.
- **Website Development:** Group should discuss web additions at regular POA meetings. Need to designate a new web contact to submit materials. All web materials MUST first be approved by both HOA Presidents prior to posting on the web.
- **Resident Information Meetings:** HOAII has scheduled 3 meetings, PLE HOA has scheduled 2 sessions for March. Both HOAs will use the same presentation material.
- **Prospectus:** Ron – contact with FMO?

**Next Meeting Date(s):** Tuesday, Feb. 23, 2021, Time 3:00PM, Location Konetzny home 48A Rolling Hills Ct.

**Adjourned:** Time 5:00PM

**Submitted by:** Cindy Ahrens