

PINE LAKES COUNTRY CLUB LIAISON MEETING MINUTES

March 11, 2021 – 2:00 PM – Clubhouse Living Room

Social distancing and masks were followed.

Attendees

HOAII: Bruce Wrede, Gary Nicolini, Mike Hayes and Betty White.

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

ELS: Jeffrey Belle and Lara Vianney.

Liaison meeting was called to order at 2:05PM. Reminder that there is no golf course discussion at the Liaison meetings. The second Monday every month Jeff has a Board President meeting to discuss issues. Jeff indicated that he is planning to expand group meetings/activities to be held in the Clubhouse by submitting a request to Dari for the activity Dari will forward to Jeff, request must include the following CDC and ELS requirements: 75-80 attendance, social distancing, masks required.

GENERAL TOPIC DISCUSSION

- 1) Status of the movable walls in the Ballroom.

Response: Completed and payment submitted to vendor.

- 2) Have the cleaning stations in the clubhouse been installed.

Response: Cleaning stations have been placed in the building.

- 3) Status of COVID vaccines distributed to residents in Pine Lakes.

Response: This is something previously discussed and ELS would allow the HOA to move forward on this.

- 4) Subject of cigarette butts everywhere in PL did not appear in the March Management letter.

Response: Letter was placed in the March Newsletter (WHISPERING PINES) to residents.

- 5) Welcome Committee issues with notification of new residents.

Previous Response: If Welcome Committee prepares an information sheet with contact(s) to schedule a Welcome, ELS will include in every closing packet.

Response: Waiting on the information to be provided.

MAINTENANCE ISSUES

- 1) Status of rubberized mats for the bridge at Eagle Trace.

Response: An order has been placed to place rubberized matting along each bridge in the community.

- 2) Status of new bridge lights at Eagle Trace.

Response: Order has been placed for the new lighting and should arrive no later than April 1, 2021.

- 3) Status of corrections on the facility direction and golf course signs.

Response: Jeff has met with the vendor on the signs and he is proving proofs before we move forward with corrections. As for the Golf Course: have started on fabrication and are limiting the number of signs as we both felt that we should be able to provide better visibility of what the sign is intended for rather than add the same amount of signage for the course.

- 4) Status of pool fountain pump.

Response: Completed, working to change the angle of the spray.

- 5) Has fence on west side of property been patched.

Response: No, however our maintenance dept will be adding bracing on our side to address the matter.

- 6) Have tiles been installed in the Pub bathrooms?

Response: No, they have not been installed. We have gotten the approval for the COI and we are trying to schedule the work in the next 2-3 weeks. When completed, an announcement will be sent out to residents either on calling post or on the webpage.

- 7) Cul-de-sac number signs are getting hard to read & need to be replaced.

Response: They are in progress, along with the golf course signs.

- 8) Problem with hot water at the outside kitchen.

Response: The issue with the hot water is that those types of heaters with that low of electricity really don't get much heat out of them. That one is plugged in to a regular 110 outlet. When it was replaced, the vendor set it up as the same one that was there. Do not have confidence that setup will ever get the heat you are requesting due to

the low power. There is a knob on the front that can be turned up. Jeff will check on the current setting to see if any way to turn this up if not turned up already.

- 9) Pool rest rooms are not clean and the ladies room drain stinks. I think this has been turned in by residents. Has this been taken care of?

Response: The pool restrooms are cleaned every day. Residents also need to utilize the facilities for what they were intended for and not leave dirty diapers, flush the toilets, and dispose of waste properly. Jeff will ask staff to double check restrooms before they depart in the afternoon.

HOMEOWNER CONCERNS

- 1) Has trash been removed from the storage area.

Previous Response: Yes. As of today, no.

Response: A work order has been created by Jeff to the maintenance team to look into removing the weeds, cleaning the area up and removing all trash from the storage area. This has been added as a weekly maintenance item going forward.

- 2) We need bollards or some sort of barrier on the path between pool filter and tennis court. People try to drive their golf carts there and get stuck.

Response: Staff will add some small signage indicating that this is not a golf cart path.

- 3) When our pool/hot tub go down is there any way the HOA can be notified so we can pass on to the community?

Response: Yes. Equipment needs proper maintenance. Jeff will notify everyone when pool/spa is down over 1 day via web or calling post.

LANDSCAPE CONCERNS

- 1) Status of the list of responsibilities for Joshua.

Response: Provided last month.

- 2) Are the bushes on the cart path to the bridge by Eagle Trace on Joshua's punch list. Complaints that carts cannot drive though.

Response: Items on the cart path are Davey's responsibility and have made them aware that this needs attention. After description that the path is to get on the bridge, Jeff will relay to Sal to trim bushes.

- 3) **Jeff also reported problems with trees. He is trying to budget additional for tree removal and trimming.**

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 so shows that project has been approved (for neighbors). Who is putting up the signs?

Response: Vianney addressed the issue at Liaison.

CAP X PROJECTS – UPDATES

- 1) Schedule for street paving – is the plan still to do all paving by the end of April.

Which cul-de-sacs will be paved? Who will pick them? The residents need to be told in advance of the dates in case they need to move cars/golf carts.

Response: Yes, we are finalizing the contracts and we are still on schedule for end of April. We are focusing on the Pine Lakes Blvd (from 41 to first Clubhouse entry) and currently we will only be completing 2 cul de sacs due to the cost of the work for Pine Lakes Blvd. Once the contract and dates are finalized, we will send out a calling post to indicate the procedure when the work begins.

- 2) Shuffleboard Courts – attached letter from Shuffleboard Club outlining the issues with the courts.

I watch some of the repairs. They look good. Will check with the shufflers how they play.

Response: Work has been completed.

- 3) Carpet in library update: in process for approval, have selected a neutral color.

Response: We have finalized carpet selection and are moving forward with installation, awaiting a date from the vendor.

4) Ballroom floor replacement: will be industrial laminate, future project.

Response: Still a future project.

5) Pool furniture: Jeffrey has received a bid and has submitted for approval. Date?

Response: Contract is being signed this week and we will provide a date once the vendor places the order for the new pool furniture. Pool will be closed during delivery.

NEW SECTION:

PROPERTY MAINTENANCE:

1) Horticulture and garbage are being placed out before the allowed time frame.

Response: We are going to start sending out rules and regulations reminders in every newsletter to remind people of the rules of the community. Hours have changed – on the website.

2) Horticulture not placed in front of houses as required.

Response: We have sent a notice to the home in question and if it is not moved by tomorrow, we will remove and bill the resident.

3) Horticulture on Pine Lakes Blvd. has been sitting here for over a week.

Response: See above comments on this matter.

MISCELLANEOUS

1) Clubhouse fire alarm panel was damaged, needs to be replaced. Jeffrey is awaiting a quote, suppression system works but needs new panel. Until replacement, events in the Clubhouse will be monitored and limited due to safety.

Response: We are in the process on having the panel completed.

2) Cindy Ahrens requested either a full packet or a listing of the documents that are given at every property closing in Pine Lakes 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 this matter.

Response: Jeff requested that Cindy send an email to him requesting the list.

MANAGER COMMENTS: MAINTENANCE TEAM DISCUSSION

Jeff now leads the Maintenance Department.

Ray Walton is the gate supervisor.

Brian runs the Pub.

Meeting adjourned at 3:10PM.

Recorder: Cindy Ahrens