

HOA BOARD MEMBERS PRESENT: Annette Graley, Judy Carson, Carl Gregg, John Hunter, Jerry White, Bill Fleckenstein, Ron Hutz (FT), Absent Ray Burrows John Lambert opened the meeting with the pledge of Allegiance.

Judy Carson Secretary read the minutes from January 2021 meeting. Sandi Keefer 20M, Margaret Panzer 21C & Mike James objected to minutes & requested revisions, Judy stated she would make said changes .

Carl Gregg Treasurers report, Kathy Hornback 56M made motion to accept & carried by the members. Mary Lou Quevedo Chairman of Election committee introduced the election results to the members in attendance. She stated there are 625 HOA members & 185 members voted. New HOA directors are Karen Pratt-Beals 37N, Carl Gregg 34 P, & Kathy Hornback 56M. Mary Lou thanked everyone who worked on the elections.

Annette announced that the HOA board will meet with Jeff Belle Manger on Mar 17,2021 & General members meeting will be Mar 23,2021. The HOA board did a walk around clubhouse & common areas & making notes of issues to be addressed. She

reminded residents we are having Saturday morning donut & donuts are .25(quarter). Residents are reminded that making copies is still 10 cents per copy .ELS put in offer of intent to purchase tract of land next to Pine Lakes. ELS proposal consist of 365 new homes. This is in the zoning phase. Sue Gielow 46K #1 Motion meet with lawyer. **Annette stated the board is meeting with attorney net month.**#2 R/T

questionable Black Mold in clubhouse; would like ELS to remove from building, have it tested & report back to residents.#3 close back pass thru road between LF/ PL to stop speeding & excess traffic from coming into LF with additional new homes? Don Sweet 34Q & Darrell Eaton--- dispute closing pass thru road because it would impact FISH equipment delivery. Emergency fire & rescue use the pass thru road during Emergency's. Karen Pratt-Beall 37N What is the community plan for new homes coming into PL if any. **Annette stated this is currently in the zoning phase.** Mary Lou Quevedo is upset that Jeff has not followed through with said purchase of white banquet tables for clubhouse. Kathy Hornback 56M inquired were is the pool furniture that Julie took out of clubhouse when new floor went down & where is

that furniture now. Linda 54H, R/T new property 1) if no new amenities planned for new homes development, where will the new residents be going? **Annette stated this is currently in the zoning phase.** 2) Traffic: If new home development has no exit onto Hwy 41 will excess traffic go through PL/LF. Motion made if Lee County won't allow new exit entrance onto Hwy 41 can we go to Lee County Commissioners. 2nd Sue Gielow Mike Coppola 56D, 1) Hot tub is down going on 3 weeks he has called & written Jeff with no response. The heater is leaking & not working. Can HOA get "some kind of response" from Jeff. **Annette will invite Jeff to next HOA meeting.** Kevin Nagy 9N, Has the HOA set up procedure for legal action against ELS r/t amenities they are a disgrace. Ask attorney what if anything can we do as residents. Kathy Hornback 56M, Ask attorney with new development coming can we (LF) stop PL residents from using LF roads. Our roads in terrible condition from excess road use. Lisa Evan tennis court issues that will be taken to Jeff. 1) Concrete table in the middle court is cracked & falling apart weeds are surrounding the courts. 2) fence around court is broken in several areas & was suppose to be repaired by ELS. Karen Pratt-Beal 37N,

have HOA member to monitor fix it book. Margaret Panzer 21C, service level agreement feed back within 24/48 on fix it book issues. Where are ELS comments. Lisa Evans, r/t to customer service forms (Fix it book) copy & send to HOA, self & Jeff's answers to our questions. Deb Nico 9B, Clubhouse thermostat is controlled by outside source. Who do we contact to adjust a/c temperature in clubhouse. Kathy Hornback 56M, ask Jeff for work orders as there on file at the office. Sue Gielow 46K ask HOA attorney & Jeff to be at next meeting. Jim Johns 5H, Julie had funds to move golf cart parking 6 ft. by sand trap/pro shop. **Bill Fleckenstein It was talked about but no funds we're allocated to do. Darrell Eaton 15G, can we** please name the lakes. Mike Coppola 56B, Do we have a lawyer on retainer. Sue Gielow 46K, Fla 723.054 Covid can't restrict from assembling. Why can't we use the kitchen to make coffee etc. Linda Lindquist 54H, FMO update: 1) District meeting on ins for Manufactured homes residents are encouraged to look at all options & discounts on policies. 2) the tie down program is backlogged & set to expire 6/2021. 3)FI -723 amended for HOA board training. FMO offers classes for \$30.00 in Jan/Feb & added fall date. 4)

FMO has started legal fund HOA's can join. 5) FMO is having membership drive. **Director John Hunter thanked the Lake Fairways membership for his time serving on the HOA board. Motion to adjourn was made by Bill Mason, 2nd by Carol Mitchell @ 2025 Judy Carson Sec**