



Pine Trace

AT BINKS FOREST

NEWSLETTER

Hello Pine Trace



We hope you're having a great 2026 so far.

This newsletter is designed to keep residents informed about important updates, ongoing projects, and decisions that impact our neighborhood. By sharing information openly and consistently, we aim to promote transparency, encourage involvement, and ensure that every homeowner feels heard and included.

We're hoping this communication will also help prevent misunderstandings, reduces confusion, and allows us to address concerns before they become larger issues. Whether it's maintenance updates, community improvements, policy reminders, or upcoming meetings, our goal is to provide timely and accurate information so residents can stay engaged and confident in the direction of the community.

We encourage all homeowners to take an active role—review updates, attend meetings when possible, and share feedback. A well-informed community is a stronger, more unified one, and your participation plays an important role in that success. Together, we can continue to maintain and improve the quality, value, and overall experience of living in our neighborhood.

This first edition contains information regarding the first two board meetings of 2026.

Meet The Team



2026 Board of Directors



Joe Pfab

President



Tony Brazzale

Vice President



Susan Osborne

Secretary

Meet The Team



2026 Board of Directors



David Moore
Treasurer



Rick Perkins

Community Updates



January Board Meeting – 01/22/26

All Board of Directors (BOD) members present: Joe Pfab (JP), Tony Brazzale (TB), David Moore (DM), Susan Osborne (SO), and Rick Perkins (RP).

Also present: Michael Dockter, Marc Osborne, Candice Pfab, and John Pfab, as well as Michelle Holmes from AKAM.

Reading and disposal of any prior BOD minutes: TB provided copies of all meeting minutes from December 21, 2024 – present. (11 in total – all approved)

Report of ARC committee: TB summarized the ARC committee meetings on December 15, 2025 and January 9, 2026.

The newly formed ARC committee will consist of Michael Dockter, Sam Falzone, and Kevin Reddoch.

AKAM report: Michelle Holmes (MH) from AKAM provided the financial statement from November 2025.

MH noted that the \$12,176 storm clean-up was listed as an asset; this is in error. AKAM to investigate correcting the error.

Community Updates



January Board Meeting – Continued

MH explained that Pine Trace residents receive notices through Enumerate, which has account balances, approved records, and communications. MH will re-send invitations to this portal.

If you still need access to this system, please email Akam at PineTrace@AKAM.com

Financial issue: MH mentioned that last year we spent approximately \$26,000 on attorney fees, whereas our 2025 budget was \$2,500. The former BOD increased that amount to \$7,500 for 2026. However at the time of this meeting (January 22), Pine Trace has already gotten 3 demand letters in 2026 from one complainant.

The BOD discussed a special assessment meeting to discuss raising HOA fees to cover litigation costs as a possible option in the future.

New business: Tot lot project – \$20,000 was allotted to re-do the tot lot. There is no committee, or available funding. Suggestions ranged from soliciting donations from those who want to re-do the tot lot, to sodding over the tot lot.

TB moved to table the discussion; RP seconded. The BOD voted in favor of tabling (4-1, with JP voting against).

Community Updates



January Board Meeting – Continued

- MH suggested creating a tot lot committee to ascertain the community's wishes.
- JP moved to create the tot lot committee; DM seconded.
- All members voted in favor of forming a tot lot committee.
- We currently have 2 volunteers for a committee (Lauren Martin and Candice Pfab) and are looking for a 3rd.

Fining: The BOD discussed no fining committee until further notice.

Other issues raised: Damage to the front signs need repairing. The BOD noted that there is not enough money in the budget at this time (January). The BOD noted that there are also parking issues, in that residents are parking overnight on the swale and partially blocking the street. MH suggests documenting the problem with photographs before dealing with this issue.

Adjournment:

BOD sets the next board meeting for March 5, 2026 at 6:00–8:30 pm.

Meeting adjourned at 7:30 pm.

Community Updates

March Board Meeting - 03/05/26



All Board of Directors (BOD) members present: Joe Pfab, Tony Brazzale and Rick Perkins.

Board Members not present with notice: David Moore and Susan Osborne

Also present: Candice Pfab, and Michelle Holmes from AKAM.

Reading and disposal of any prior BOD minutes: The board reviewed the minutes from the previous meeting with one correction needed. Motion was passed and approved unanimously.

Report of ARC committee: TB provided the report in writing from the committee and will follow up on the one open item that needs to be addressed.

AKAM report: Michelle Holmes (MH) from AKAM discussed the financial report from January 2026.

Financial issue: The BOD discussed how the community will pay for the ongoing legal fees with the current budget restrictions. The BOD decided against increasing the HOA fees any further and instead floated the possibility of a special assessment that was briefly discussed and tabled.

Reports of officers: JP reported that the common areas (front entryway, tot lot and rear easement) were pressure cleaned and the stop and street signs were repaired and replaced. The monument wall proposals were discussed and there are 3 proposals. The BOD will be reviewing further and making a decision. **See pages 10 & 11 for more information regarding the monument sign project.**

Community Updates



March Board Meeting – Continued

Unfinished business: The BOD discussed the current delinquent accounts and a letter will be sent to all owners that are still outstanding due to the glitch in the auto debit at the bank. There was a discussion regarding the land in the back of the community and the cost to maintain the grass as it relates to the Village of Wellington and their financial obligation.

Action items: A letter from AT&T with the addition of fiber optic cables will be sent out to the community via e-mail.

The tot lot tree trimming was discussed and the BOD has received 2 proposals. One was from Todd's Landscaping for \$3,194.25 which does not include the removal of the debris and the other price was from J & H and the cost was \$2,850.00. That price included debris removal. The BOD will meet with the vendor and further review.

New business: Tot lot issue – \$20,000 was allotted to re-do the tot lot. This is the main cause of the quarterly HOA payment increase. There is still discussion of the possibility of a committee to be assigned. **Please see pages 12 – 15 for more information regarding the tot lot project.**

Adjournment: JP moves to adjourn the meeting, and TB seconded. The motion passed unanimously. Meeting adjourned at 7:01 pm.

March 20th, 2026: The Village arborist was out with the Forest Service Personnel responsible trees planted on the north side. Upon review, a couple of the sable palms will be replaced, and the village had mulch put down around the trees to help retain water.

Entryway Monument Signage



The BOD is aware of the need to repair and update the main signage at the entryway to the community. We are proposing the following enhancements for your consideration via a straw poll attached below, with a formal vote to be held at a future members meeting.

- **Option A:** Keep the signs the same color scheme that they currently are.
- **Option B:** Modern color scheme, keeping the original red brick.
- **Option C:** Modern color scheme, updating the brick to white.

Please select an option on page **11** and e-mail back to AKAM no later than 4/18/26. You do not need to put your name anywhere on the page.

Option A (Existing)



Option B
Modern w/ red brick



Option C
Modern w/ painted
brick



Entryway Monument Signage - Poll



Please select an option below and e-mail this page back to AKAM no later than 4/18/26. You do not need to put your name anywhere on this page. Based on this straw poll, a formal vote will take place at a future members meeting.

☐

Option A (Existing)

☐

Option B
Modern w/ red brick

☐

Option C
Modern w/ painted
brick



Tot Lot Proposals



The BOD realizes there is a need to update and refresh the tot lot. We are proposing the following enhancements for your consideration via a straw poll, with a formal vote at a future members meeting.

Option A: Remove the existing structure (dinosaur) and install a professional grade playground.

- This would require additional funds well into 2027 and beyond in order to fund, as well as additional costs.
- Equipment estimate alone is \$20k - \$200k
- Shade canopies range from \$5k-\$15k
- Artificial Turf / Floor estimate - \$10k+
- Installation
- Insurance costs

Total cost - Roughly \$60k - \$200k+

The quarterly payment increase budgets us to have approximately \$20k for the tot lot at the **end** of this year. As you can see from the estimates above, a professional grade playground would have us paying and increasing the HOA fees again for the next several years.

The photo to the right is just an example of the equipment desired. This is on the small end and is *very* basic.



Little Learners Fort I Commercial Playground Equipment

DETAILS Use Zone: 29' x 23' ADA Access: Yes Age Group: 2-5
Occupancy: 20-24 Free Shipping! - Includes the continental United States. Excludes Hawaii, Alaska,...

Vendor : Playground Depot

Type : playground equipment

Quantity :

\$20,908



Tot Lot Proposals



• **Option B:** Remove the existing structure (dinosaur) and simply replace with sod and a couple of benches to make a common area.

- Equipment estimate for 2 benches - \$1300-\$3000
- Sod estimate - \$4,000 - 6,000
- Installation
- Total estimate - \$6,000 - \$10,000

This would be fundable this year and enable us to decrease the quarterly HOA payment, potentially back down to near what it was last year.



METAL BENCHES

Striking, attractive UV coated metal benches will last forever. Recommended for cities, parks, schools and teams.

- Thermoplastic coating withstands heat, cold and all weather elements.
- High gloss, smooth surface allows easy spray paint and graffiti removal.
- Black powder-coated tubular steel legs.
- Comfortable 12" wide seat.
- Mounting hardware sold separately.

Enlarge & Video

METAL BENCHES

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-3500	4' Bench with Back	48 x 12 x 31"	76	\$535	\$515	Specify Color
H-3501	4' Bench without Back	48 x 12 x 18"	41	405	390	Specify Color
H-2294	6' Bench with Back	72 x 12 x 31"	98	645	620	Specify Color
H-2295	6' Bench without Back	72 x 12 x 18"	52	460	445	Specify Color
H-3502	8' Bench with Back	96 x 12 x 31"	120	740	720	Specify Color
H-3503	8' Bench without Back	96 x 12 x 18"	63	515	495	Specify Color



COURTYARD FURNITURE

An elegant choice for hotels and shopping centers.

- Glossy, weather resistant powder-coat finish.
- Durable, heavy-duty steel bar construction.
- Benches - Smooth, comfortable seat and armrests. Pre-drilled for surface mounting. Mounting hardware sold separately.
- Planter - Commodious 20 gallon liner for all foliage.

COURTYARD FURNITURE

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH	
				1	3+
H-3019	6' Bench without Back	71 x 21 x 25"	192	\$1,095	\$1,060
H-3018	6' Bench with Back	71 x 26 x 32"	253	1,465	1,420

Tot Lot Proposals



• **Option C:** This would be the same as option B, with the addition of some picnic tables to make a common area.

- Equipment estimate for 2 benches - \$1300-\$3000
- Equipment estimate for 2 picnic tables - \$2200
- Sod estimate - \$4,000 - 6,000
- Installation
- Total estimate - \$8,000-\$12,000

This would also be fundable this year and enable us to decrease the quarterly HOA payment, potentially back down to near what it was last year.

METAL PICNIC TABLES



[Enlarge & Video](#)

- Thermoplastic coating withstands heat, cold and all weather elements. Rust free.
- High gloss, smooth surface allows for easy spray paint and graffiti removal.
- 9 gauge expanded metal with 2" black steel frame.
- Rounded corners for added safety.

- ADA Picnic Tables - Wheelchair access. Round and square tables have one less bench. Rectangle table has shorter benches.
- Mounting hardware included.
- [Umbrella and Bases](#) available.

METAL PICNIC TABLES - IN STOCK SHIPS TODAY

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-10829	46" Square	80 x 80 x 31"	185	\$1,070	\$1,045	Specify Color
H-10001	46" Round	81 x 81 x 31"	175	1,075	1,050	Specify Color
H-10002	6' Rectangle	72 x 61 x 31"	145	1,050	1,025	Specify Color
H-10003	8' Rectangle	96 x 61 x 31"	170	1,095	1,070	Specify Color



Tot Lot Proposals - Poll



Please select an option below and e-mail this page back to AKAM no later than 4/18/26. You do not need to put your name anywhere on this page. Based on this straw poll, a formal vote will take place at a future members meeting.



Option A:

Professional Equipment

Estimated cost - \$60k+ / HOA dues increased



Option B:

Re-Sod + new benches

Estimated cost - \$10k / HOA dues decreased



Option C:

Re-Sod + benches + tables

Estimated cost - \$12k / HOA dues decreased



Community Notes



Overnight Parking / Street Parking: The Village as well as the HOA has restrictions on overnight street parking. At this time the BOD will not be taking any action against parking as the majority residents use their garage space for other means.

Please continue to be mindful of this as the Village has been patrolling the neighborhood recently and handing out notices.

They are also handing out notices for blocking the sidewalks as well.



THANK YOU

We want to thank you for taking the time to stay informed and engaged with our community.

As always, we encourage your feedback and participation and we hope to see you at a future board meeting.

• Pine Trace Board of Directors