

Pineloch HOA Community Meeting

Board Transition, Budget, and Community Direction

April 12th 2026

Transparency & Accountability

- This meeting is being recorded
- Recording will be posted on pinelochhoa.com
- Goal: Full transparency with all members

Speaker Note: "We're doing things differently — open, transparent, and documented."

Meeting Agenda

- Board Transition & DBPR Update
- Proposed Budget
- Proposed Bylaws
- Board Member Elections
- Services & Legal Protection
- Committee
- Assignments
- Open Q&A

Board Transition Update

- New Board officially stepping in
- Prior leadership issues being addressed
- Transition process underway

DBPR Compliance & Next Steps

- Following Final Order requirements
- Working toward full legal compliance
- Required filings and documentation in progress

Proposed Budget Overview

- Operating Costs - $4,000
- Maintenance & Services - $14,000
- Legal & Compliance - $14,000
- Operating Account as of 2/2026: $33,714.34
- Reserve Account: $34,384.93 (still trying to confirm that its all there)

Why This Budget Matters

- Protects property values
- Ensures legal compliance
- Prevents financial mismanagement
- Prepares for future repairs

New Proposed Bylaws

- Updated for compliance
- Clarifies board authority
- Improves accountability
- Protects homeowners

Board Member Elections

- Requirement: 5 board members (per Final Order)
  - Candidates:
    - Robert Self (11612)
    - Anabel Marquez (11522)
  - Open floor for additional nominations

Voting Process

- Nominations from floor allowed
- Voting will be conducted openly
- Majority vote determines outcome

Community Services Decisions

- Lawn Care
- Pest Control
- Tree Services

Legal Protection & Audit

- Intent to hire HOA attorney
- Required due to potential legal challenges
- Mandatory financial audit underway
- Audit will be submitted to DBPR

Why Legal Support Matters

- Protects board members personally
- Ensures lawful decisions
- Prevents future disputes
- Defends against lawsuits

Committee Formation

- ARC Committee (3 Members)
- Fees & Fines Committee (3 Members)

Get Involved

- Volunteers needed
- Help shape the future of the community
- Sign up after the meeting

Open Floor Discussion

- Ask questions
- Share concerns
- Provide feedback