PINELOCH HOMEOWNERS ASSOCIATION, INC.

OFFICIAL MEETING MINUTES

Date: April 12, 2026
Time: 7:26 PM EST
Location: Virtual Meeting (via Google Meets online platform)
Recorded By: Robert Self, Secretary

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1. CALL TO ORDER

The meeting was called to order at **7:26 PM** by President Ryan Morales after confirmation that quorum requirements were met in accordance with Florida Statute 720.

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2. QUORUM CONFIRMATION

A quorum of **18+ members** was achieved. Attendance included the following addresses:

11501, 11505, 11506, 11509, 11510, 11517, 11534, 11542, 11546,
11608, 11611, 11612, 11648, 11708, 11711, 11723, 11724, 11728, 11732, 11736 Pineloch Loop

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3. NOTICE OF MEETING

It was confirmed that proper notice of the meeting was provided in accordance with Florida HOA requirements.

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4. BOARD RECOGNITION

The Board acknowledged the **Final Order issued by DBPR on April 6, 2026**, confirming:

The Board acknowledged the **Final Order issued by DBPR on April 6, 2026**, confirming:

- Recall of the prior board
- Legal recognition of the current Board of Directors

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5. BOARD COMPOSITION & APPOINTMENTS

A motion was made and passed unanimously to appoint:

- **Robert Self**
- **Annabelle Marquez**

This established the required **5-member Board** for compliance.

Board Roles

- President: Ryan Morales
- Vice President: Daniel Montero
- VP2: Carey Bagley
- Secretary: Robert Self
- Treasurer: Annabelle Marquez

6. COMMITTEE FORMATION

Architectural Review Committee (ARC)

Appointed Members:

- Jaime Waln
- Joe Marti
- Walter Rodriguez

(Motion passed unanimously)

Fines and Violations Committee

Appointed Members:

- Bill Brasher
- Suelynn Vaughan
- John Acharya

(Motion passed unanimously)

This committee was noted as **critical for legal compliance**, as enforcement actions require committee oversight.

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7. FINANCIAL STATUS & TRANSITION

The Board reported:

- Operating Account: **$33,714.34 as of Feb 2026**
- Reserve Account: **$34,384.93 as of Feb 2026**

Key actions:

- Initiation of a **full financial audit** (state-required but previously not conducted)
- Request for full financial records from prior management and prior bank accounts.
- Addition of authorized signers to current bank accounts

Residents were advised to:

- **Pause automatic payments to Southwest Property Management.** Dues are pending financial review and budget approval by membership.

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8. VENDOR REVIEW & BUDGET STRATEGY

- All existing vendor contracts are under review
- Lawn care services temporarily paused due to cost concerns
- Electrical Audit required and fixing by SECO
- Board will gather **minimum of 3 quotes per service**
- Budget to be finalized and voted on within **2 weeks**

Financial Goal

- Maintain HOA dues at **$125/Quarterly ($500 Annual)**

- Overgrown landscaping and tree trimming
- Retention pond condition and safety concerns
- Lighting system issues (10 decorative poles under review)

Actions include:

- Coordination with Lake County for pond inspection
- Evaluation of electrical costs and lighting performance
- Exploration of alternative lighting solutions

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10. BYLAWS & COMPLIANCE

- Current bylaws identified as **non-compliant (outdated since 1999)**
- New bylaws to be:
    - Drafted and reviewed within **30 days**
    - Submitted for vote within **45 days**

Updates will ensure:

- Compliance with Florida law
- Proper enforcement procedures
- Defined committee roles

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11. LEGAL & ENFORCEMENT MATTERS

- Ongoing review of:
    - Liens
    - Fines
    - Legal actions initiated by prior board

Residents were asked to:

- Report lien notices received
- Submit documentation of questionable fines or fees

Board noted:

- Many past enforcement actions may be invalid due to lack of proper committee structure

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12. COMMUNITY INITIATIVES

The Board expressed intent to:

- Improve overall neighborhood conditions
- Increase transparency through online posting of:
  - Vendor bids
  - Budgets
  - Legal documents
- Explore optional community-wide maintenance programs

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13. NEW BUSINESS / DISCUSSION

- Exploration of HOA-managed maintenance services
- Consideration of cost-saving strategies
- Focus on restoring community trust and property values

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14. NEXT STEPS

Key action items include:

- Finalize board roles
- Collect vendor quotes
- Publish budget proposals
- Schedule lighting and electrical review
- Initiate audit and collect resident evidence
- Post arbitration documents online
- Begin bylaw revision process
- Identify and retain HOA legal counsel

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15. ADJOURNMENT

A motion to adjourn was made, seconded, and passed unanimously.

The meeting was adjourned at approximately **8:23 PM EST**.

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16. CERTIFICATION

I, **Robert Self**, Secretary of PineLoch Homeowners Association, Inc., certify that the foregoing is a true and correct record of the meeting held on April 12, 2026.

Signature: _____
Robert Self, Secretary

Date: 04/13/2026