

Lake Fairway's HOA / ELS Liaison Meeting

Wednesday, July 19, 2023 @ 10 AM

Lake Fairways Clubhouse

- 1) Can you share with our residents the road paving schedule and what areas and streets will be paved this season: **Paving should be ready to start First 2 weeks in August. When I have a better perspective on dates & area will send HOA maps to share with residents.**
- 2) Additional speed bumps are needed on the perimeter road (south side) due many excessive speeders. Will they be added this year? Can we also have reflective painting on the speed bumps like Pine Lakes. **We will investigate something for the roads. Will also investigate the pros & cons of humps vs bumps. We will work with the contractor & our maintenance department.**
- 3) All the parking bumpers in the clubhouse parking lot should be painted with the same yellow reflective paint. They are tripping hazards in the evening hours. Can maintenance complete this task? **The maintenance dept has the paint & will be starting.**
- 4)The lighting in the pool area is inadequate and dangerous for residents. This area is open until 10:00 pm, so it must be lit well enough for everyone's safety. Can we place Solar lights on the fencing, other solar lighting, etc. Is this a job for maintenance to perform? **Lee county controls the permitting for the pool (hours & lighting.) I will pull the permit & see if it is possible to add additional hours. The lighting is out of ELS control & has to be a certain wattage which may be uncomfortable for residents living around the pool area. This is controlled by Lee County but will see what can be done. Please remember that pool hours are dawn to dusk with summer hours later.**
- 5) More No Smoking signs are needed in the pool area. People seem to think that smoking is allowed anywhere in the pool area. **New signs for the pool area have been ordered & will be installed as soon as they arrive.**

7) Window treatments are still missing on the clubhouse windows on the south and west sides of the main hall area. **Yes, will be replacing them with plantation style blinds.**

8) There are still several rectangular tables and round tables missing from the main hall. J. Carson will provide the exact number of missing tables. Can ELS purchase this summer before the next season? **If you can give me the number how many tables should be in the inventory & how many missing, I can work on it.**

9) Several Park Managers in the past 5 years have approved of putting up dog parks in both communities. Where does this stand as far as ELS is concerned? **A location has not been found acceptable that would eliminate the negative effects on neighboring property.**

10) We have been waiting for the pool tables to be recovered, and for new game tables to replace broken and damaged tables. What is the status of these two issues? **The pool table project has been approved & waiting on scheduling. This should be in 2 -3 weeks. The game tables must be sourced looking at new ones this fall.**

11) We have been waiting for the bocci ball storage shed to be replaced. What is the status of this? **The bocci ball storage cabinet had to be custom ordered & will be here in 60 days.**

12) Bocci ball and shuffleboard score boards are still missing. Status? **Ordered & expect delivery within 30 days.**

13) Can ELS provide some “all weather” rocking chairs to be placed on east and west side of clubhouse for residents to sit? **This will be 2024 CapX project but will price out in the process.**

14) Previous Park Managers informed our HOA that security cameras would be placed along the perimeter road and around the clubhouse. Will this ever happen? **CapX 2024 project**

15) Can we get flowers planted near the 5th tee box, close to highway 41, where the greenery is located? **Yes, just need a photo of the area.**

16) To help with mosquito control in our park, we propose that ELS purchase some “bat houses” and place them near ponds. We also propose that some residents hand

make additional bat houses to be placed all over the park. Can you support this effort? **Sounds interesting will research will also contact Lee County on mosquito control schedule. Will also check on feasibility of mosquito larvae eating fish for the lakes.**

17) Previous Park Managers have approved of community gardening area. Some residents are ready to build garden boxes. Can this happen this summer? **Do we have a location & how would it be maintained.**

18) The fence around the tennis court needs attention. From what I looked at, it's the east side that needs to be tucked back and reattached to the posts. I'm sure your maintenance people can perform this task. Please advise. **Will have maintenance look at tomorrow.**

19) Will ELS allow the HOA to contract with Comcast to provide internet service for the clubhouse, and the HOA to pay all monthly charges? **No, ELS has a national contract with Comcast. I will check with upper management if allowed & get back with HOA board.**

20) Aqua babies would like permission to paint murals on the pool walls. They would also like to purchase a bench & place on the perimeter road. **Have drawings submitted to the office on drawings for murals. Provide a location for bench placement to the office.**

21) Parking is at a premium around the Sandtrap so can the staff please have staff park in clubhouse parking lot? **Yes, I will talk to the staff about parking in the clubhouse parking lot.**

22) Can we have new palm trees planted to replace trees taken down by pool area. **Yes, Christmas palms will be planted.**

23) What is the status of dead tree removal in Lake Fairways. **Phase one is done, Davy/Joshua Tree will be taking down 75 dead/diseased trees on the golf course. Lake Fairways will be closed July 24/29 & Pine Lakes the following week. The second phase will start up after the diseased trees are down.**

24) When will the clubhouse roof be cleaned. **The roof is scheduled to be cleaned within 30 days. Roof flashing has been repaired & the ac units are also repaired. Work on replacing the clubhouse ceiling tiles will start soon.**

25) When will ELS start cleaning up & repairing their property around Lake Fairways?
Repairs have been approved for ELS buildings.

26) We still have debris in the lakes from Ian when will we see them cleaned out. **Work has already started & will be completed within 2 weeks on the interior lakes. Green algae are back on the lakes & we are working on them also.**

27) We still don't have weather mats outside under the canopy. This is a safety issue for the residents during the rainy season. **The vendor that was contracted could not provide services, so we are now in the process of a new vendor. We are hoping to have mats down soon. (Judy Carson suggested HOA go to Home Depot & purchase mats. Kevin declined the offer.)**

28) Clubhouse has been left unlocked a few times lately will this be addressed. **YES, I will talk to the person in charge of locking & checking on the clubhouse.**

29) We are still having issues with the sound system. This needs to be addressed before snowbird season starts. Can you please speak with the Bennett's about this issue. **Yes, I will contact them.**

30) Has ELS found a storage space or trailer for CERTS use. **ELS has found a 120 sq ft area that might work for CERTS. I will take Kevin over to look at.**

FYI from Kevin:

1) Lee County would like to do an Outreach program here at Lake Fairways with the residents. I will work with the HOA board to set up.

Meeting was adjourned at 1130 AM

Respectfully submitted by

Judy Carson, Secretary

