

Lake Fairways HOA/Residents Meeting

July 25, 2023 @ 7:00 pm

Meeting called to order @ 7:00 pm

Directors present: T. Charboneau, J. Carson, K. Pratt-Beals, J. Donahue, D. Ferrucci, J. Grab, P. Greco, M. Panzer

Sergeant of Arms: Tommy Walsh

1) Reading of the Treasurer's report: motion to accept Dave Gielow, 2nd Sue Spada, passed all present.

2) Reading of Secretary's Report: motion to accept Trisha Walsh, 2nd Bob Seely, passed all present.

3) Directors Reports:

1) **Tom Charboneau**; John Donahue stepped down from treasurer duties & Margaret Panzer will assume treasurer duties. The board had a meeting with new manager Kevin Karau this past week. Kevin comes to us with significant experience & has positive outcomes for the community. Some of the topics covered in the meeting were r/t letters sent out to residents on rent payment options & status of home repairs post hurricane. Kevin stated in the Liaison meeting that he will accept residents checks for lease rent when they are due. The goal for ELS is for the community to be paying electronically. **Please do not put your payments in the red HOA box in the lobby.** Either walk over to Pine Lakes, Lake Fairways sales office or mail. Dead & Disease tree removal on track for the community, 2023 phonebooks are printed & should be here shortly. The letter resident's rec'd r/t hurricane damaged is just a tracking letter please let ELS know where you are at in home repair. No issues with District 9.

John Spada asked if the residents would have the opportunity to meet the new manager. Answer is Yes after he has better handle on Lake Fairways.

2) **Kevin Walsh**: Pool area is in the best shape in a long time. The pool area will be getting 6 Christmas palms to replace the dead palms that were removed. The pool bathroom renovation project will cost \$35,000.00 & we are short \$10,000.00, ELS is planning to use 2024 CapX budget. Kevin has

given approval to paint tropical murals on the pool walls. We need to submit drawings for approval.

CERT: Hurricane seminar had good turn out with good information to the residents. CERTS has signs for the residents if they stay or leave the area in case of hurricane. I would like to thank John Spada & Eddie Flynn for the donations to CERTS & the residents of Lake Fairways.

3) **Peter Greco:** Golf is being aerated & diseased palms being taken down. The course is looking better but still not 100%. We have 2 more summer concerts on Aug 12 & Sept 9. We would appreciate suggestions for future bands & DJ's.

4) **John Donahue:** MEN'S Club; Huge thank you to the men who volunteered this summer for your support & also the Women's club & the HOA. Comment Forms: 263 submitted forms, 51 completed forms, 61 in progress, 148 not started, 3 cancelled this is good documentation on ELS. Please keep filling out the comment forms & be specific on the forms with pictures. We have 37 tree forms & mailbox forms. ELS is replacing mailboxes.

District 2: 8 issues open, 4 trees, 1 golf, 3 pool/residential.

5) **John Grab:** Pool tables will be redone, new game/card tables will be ordered. Bocce ball court is getting a new storage cabinet to replace one lost in hurricane. New scoreboards should be here 30 days.

6) **Margaret Panzer:** Tennis courts are a work in progress & I am working with Kevin on the repairs.

District 3: has some comment forms in progress.

7) **Diana Ferrucci:** The final check has been sent for the new pool lounge chairs & expect delivery in a couple of weeks.

District 1: has only 1 issue in progress currently.

8) **Judy Carson:** We discussed use of bat houses around lakes, golf course, cull sacs for additional mosquito control. With the help of the Lake Fairways Women's club, Men's club & the HOA we were able to buy a new kiln for the craft room. ELS will be replacing the dead pool palms with new Christmas palms for a more tropical look. District 8: no issues.

9) **Karen Pratt-Beals:** District 7 resident on 39 is feeding feral & wild animals please don't feed the animals it just creates issues. Boat in a resident's driveway. Resident from Pine Lakes is riding around with comment forms & camera & writing up Lake Fairways resident. So far, he has turned in 29 comment forms on Lake Fairways resident. If you see this person, please call a HOA Representative or the Sales office to report. After events clubs have keys to access cleaning tools to clean up after.

Residents Questions:

Sue Spada, 42G: The ponds need the scum on top raked when ELS is planning this.

TC: This has been brought up @ the last 2 meetings with manager. We will continue to bring this up to him.

Sandi Keefer, 20M: I have seen them rack the pond scum. My question is about the Sand Trap, it is closed on Sunday, will it be open during the season?

TC: It was discussed & Kevin is working on hiring new staff so both the Sand Trap & Pub can be open for residents. Kevin has been meeting with staff on attitude.

Jim Bard, 54M: Bat houses can be purchased on Amazon for \$23 dollars.

Don Webster, 57D: Went into Sand Trap for lunch @ 1215 & told it was closed.

TC: we are working on this issue with ELS.

John Spada, 42G: Who will put the bat houses up if we buy them.

JAC: we will get volunteers.

Jim Johns, 15H: We need to eliminate the yellow caution light & go to just green @ the entrance into Lake Fairways like Del Tura safer.

TC: That is a Lee County issue.

Sue Gielow, 11M: 1) Suggestions for the Sand Trap is to source it out like Sabel Springs. 2) Can we talk with management about a refund for amenities we don't receive.

TC: We can bring it up with management at next meeting.

Fred Dissmeyer, 7G: 1) The ratio of residents who call the gate when having deliveries has declined this year. Residents must call the gate when they are expecting guests & deliveries to their homes (Health care is exempted) 2) When out walking at night please wear light colored clothes & carry bright flashlight for your safety.

Judith Vella, 8E: The cable covers in the front yards falling over who do we call to fix.

TC: Will ask Kevin

Judy Young, 55C: New 2023 phonebooks will be here soon.

Resident asked if we can pickup snowbirds lawn stuff, store for hurricane safety & auction off in the fall. **NO No**

**Motion To Adjourn made by Lousie Paparella, 05E, 2nd Deb Nico, 09B.
Passed all present @ 2015.**

Respectfully submitted by

Judy Ann Carson, Secretary