

Lake Fairway's HOA / ELS Liaison Meeting

Wednesday, October 18th, 2023 @ 10 AM

Lake Fairways Clubhouse

- 1) Is ELS in the process of trying to change our park's Prospectus. **KK, unaware of any pending changes. Pine Lakes received a change notice last week. It pertained to change in language.**
- 2) Did ELS receive "checks" for lot rent payment in September & October? Did ELS accept the checks? **KK, ELS accepted payments but continues residents to use Portal & electronic payments.**
- 3) What is the latest information on the pond situation? **KK, vendor has been on property & applied treatment. Will return with the boat & rake the scum off.**
- 4) What is the latest information on the repairs needed to the ELS buildings (office siding, gate house upper railing, pro shop roof, golf cart building gutters and clubhouse roof leaking)? **KK, work orders have been generated, clubhouse leak has been repaired. Just waiting for scheduling updates from the contractors. Pool bathroom renovations have been approved but no date has been set at this time.**
- 5) What is the status of all the amenities that need repairs (bocci ball courts and storage, pool tables to be recovered, sheds at shuffleboard courts, tennis court open issues)? **KK, Maintenance will complete shed repairs within 30 days. The contractor has been approved for the pool table repairs. The tennis court resurfacing is in the 2024 CapX budget. HOA has ELS permission to trap tennis court bleachers.**
- 6) Specifically, the open issues with the tennis courts. The LF tennis association believes that ELS is dragging their feet and are very concerned that when the season starts up in November, outside groups will not want to play on the LF courts due to their condition. **KK, Resurfacing has been placed on CapX budget. The outside bulletin board has been placed on work order & will be plexiglass.**
- 7) Can you arrange for the tennis courts to be blown off daily? We would rather see the courts blown off than the parking lot if you must make a choice. **KK, yes will be done first thing in the morning.**
- 8) When can we expect to see the light inside the pool get fixed? **KK, work order #464327 has been generated & estimate has been approved.**

9) The jet outputs inside the hot tub have been damaged/broken. Can this be added to the list of pool issues? **KK, yes work order #464331. The pool heater is under warranty & we are in contract with the manufacturer to fix it.**

10) We have many complaints about the condition of residents' yards. So many with overgrown weeds. Many homes have clutter about their yards. Some have erected tents and huts to house their belongings. Has your staff been addressing these problems? **KK, 360's has started, we are primarily focused on landscaping & power washing. Thirty-One violations have been served. The second round of 360's will start soon.**

11) Have you and your staff developed any traffic control plans? Specifically, the area in front of the Pro shop and Sand trap? Our perimeter road has become a racetrack on the north and south sides. Something needs to be done before we have a terrible situation happen. People just don't seem to care anymore about what the posted speed limit says. It's a mix of park residents and outsiders (mostly commercial vehicles). **KK, ensure members are parking golf carts in spaces, no more double & triple parking in the road. Outside guests are required to park on the south end of the lot. They will only be permitted to stage with carts in the circle drive beside & behind the pro shop, not at their cars. Limit vehicle parking in the narrow part of the lot. I have called & submitted official complaints with the package carriers, we will need to deploy temporary speed bumps if/when this continues. I will also reach out to Lee County Sheriffs Department & offer invite to patrol in Lake Fairways.**

KK, Nichol Gibson has been named the new Food & Beverage manager for Lake Fairways & Pine Lakes.

KK, effective Nov 1, 2023, residents will be able to get park passes @ the gate. Each home is allowed 2 car passes.

KK, HOA thank you for your commitment to our community. It is my pleasure to serve you & all the residents @ Lake Fairways Country Club.

Thanks again Kevin for all your efforts, and the efforts of your staff! We see issues getting solved and appreciate your professionalism and dedication.

Meeting adjourned at 1115 Am.

Respectfully submitted by Judy Carson Secretary

