

November 1st, 2022
Meeting with Bryan Baskin
Lake Fairways & Pine Lakes Community Manager

Attendees:

President and Vice President: Lake Fairways HOA Leased Land

President and Vice President: Lake Fairways HOA Estate Land

President and Vice President: Pine Lakes HOA Leased Land

President and Vice President: Pine Lakes HOA Estate Land

Community Manager: Lake Fairways & Pine Lakes

Bryan Baskin has joined ELS as the community manager of Lake Fairways and Pine Lakes. To keep all Boards of our communities up to date, he will be having meetings every Tuesday in the month of November. We will be meeting in the lounge of the Lake Fairways clubhouse at 10:00 AM. That will preclude the Boards from having the November liaison meeting.

Homes:

As stated by Bryan, the homeowners have the following choices should they want to walk away from their homes. They will be asked:

- 1. Do you have insurance?**
- 2. Did you collect any monies from FEMA?**

If the owner wishes to walk away from the property for any reason, they can turn in the title to ELS.

They will be asked to give the power of attorney to ELS so ELS can address the property.

If the owner is receiving any type of monies from any source, they can keep the money, however it will be their responsibility before turning the property over to ELS to do the demolition and remove everything to ground level. They are responsible for paying for that. They can then turn the title over to ELS, sign the power of attorney, and there will be no penalty assessed for walking away from the lease. However, should they keep the monies, and leave the home without doing any demolition, they will go into what is called abandonment. That will initial legal action on the part of ELS and the owners will be found and they will have to deal with those consequents.

If an owner wants to sell their home, in the as in conditions, the expected costs of repairs must be disclosed to the prospective buyer. The new owner must restore the home to the ecstatic expectations. There is a time element involved. That time, and all activities involving any home on leased land must be communicated with the office.

On any lots that are left vacant, ELS will be bringing in new homes. However, that process could take up to one year.

Restaurants:

The Pub has had significant damage and there is not a projected date to rebuild the dining room. The bar area of the Pub may be reopened with a few tables for limited seating, as well as a limited menu.

The Sandtrap will be the first restaurant reopened. The staff from the Pub will be working at the Sandtrap. The idea is to open with take out, perhaps offer some type of Bistro seating.

In the future, there will be more detail provided as to possible expansion and redesigning of, as well hours of operation.

Golf Course:

Both courses are open. The beautification of the courses will take some time, as there are many tee boxes to be repaired, ground ruts from equipment repaired, and regrowth of the vegetation.

There will be some additions to staffing, and they would like to extend the hours of the pro shops.

David Leonard has a meeting scheduled November 6th to bring the golf membership up to date.

Trees/fencing:

Joshua Trees has completed the necessary immediate work in the communities. There are still trees that have broken tops, and some have broken branches. The trees that pose a danger to any home are still priority and the office should be notified. A picture with a comment form would be helpful for the office to

identify issues. However, trees that pose no imminent danger to any home will not be removed.

The areas around the peripheral roads will not be dealt with at this time. That is a beautification project for the future. Some of the stumps that have been removed have left huge holes in yards. Those will be filled immediately. All residents must do is notify the office. Again, this is a major safety issue. The cul de sacs that have been damaged by any root and tree removal will be investigated and scheduled for repair if necessary for safety. Some of the stumps that have been removed have left huge holes in yards. Those will be filled immediately. All residents must do is notify the office. Again, this is a major safety issue.

Fencing for the tennis courts, the pool areas and the perimeter road have been assessed and bids received. Those bids have gone to asset management. The priority will be areas of security and safety.

FEMA:

FEMA will be in the communities. Rather than go home to home as suggested, there will be a kiosk in the clubhouses. Residents can sign up for a meeting with representatives. A limited time will be made available for each resident to discuss their issues.

Community meetings:

Bryan will be attending each the Pine Lakes and Lake Fairways future community meetings. It is suggested that if questions are going to be allowed, a sign-up sheet be used for the residents.

Name Plates/Street signs:

Name plates in Pine Lakes will be replaced. All street signs in both communities will be restored and or replaced.

Security:

Satisfactory security remains a problem with Diamond. There is a greater concern for security as we have many homeless living in the close proximity of

Lake Fairways. Lake Fairways has also had the fencing along the perimeter road destroyed. Management is aware of all these issues and will be addressing it with extra patrols (Lee County Sheriff as well as Diamond Security.) There are plans for a different type of gate security in the future. Residents are encouraged to lock their cars, their doors, their sheds and secure golf carts.

Notes respectfully submitted by:

Karen Pratt Beals, HOALF President of the Board, leased area

Bob Konetzny, HOAPL President of the Board, leased area