

Lake Fairways Homeowners Association

Annual Meeting / Election Day

February 27th, 2024 @ 7:00 pm, Lake Fairways Clubhouse

Call meeting to order – 7:00 pm

Roll call of Directors – Tom Charboneau, John Grab, John Donahue, Diane Ferrucci, Margaret Panzer, Judy Carson & Eddie Flynn

Pledge of Allegiance.

1. Secretary's reading of minutes from previous meeting. Motion to accept: R. Seely 27-O, 2nd J. Spada 42-G, passed all present
2. Treasurer's Report: Motion to accept. C. Sancinito 51-O, 2nd D. Shultz 43-H, passed all present.
3. President's Report: CERTS has a new shed for equipment used when needed around the community in times of disaster. The shed is placed in the Pine Lakes RV lot. We need 2 volunteers to help with FISH equipment. We know have 19 certified CERT Crowd control managers for our meetings & events greater than 25 residents. We have 546 paid HOA residents but only 220 HOA residents voted today.
4. Mary Jo Toenges election chairman announced the 5 elected board members. 3-year term: Eddie Flynn, Dick Hayes, Margaret Panzer. 2-year term: Judy Carson. 1- year term Dave Gielow. A huge thank you for all the candidates.
5. Introduction of new officers. President Tom Charboneau, Vice President John Grab, Secretary Judy Carson, Treasurer Margaret Panzer.
6. Resident questions: **Millie McCarthy 33-I**, contractors are blocking the driveways & mailboxes. This is interfering with mail deliveries. **TC**: please call the police if they are blocking the driveways.

J. White 35-I, what is ELS doing about the house on 36-G. **TC:** The house is in legal & till resolved ELS cannot access the property. **Cheer-Schultz 3-M**, what is the status of the non-working fountains in the lakes & what ELS plans on fixing them. **TC:** ELS may not be fixing them stated the spray causes Listeria. We will address Kevin at the next liaison meeting. E. Flynn stated that ELS ordered a propeller, but the fountains are very old.

C. Mitchell 14-E, we need new bigger & brighter cones at the guard shack or flashing lights at night. **Darrell Eaton 15-G**, we have missing cones have no idea where they go to. **TC:** we will talk with Kevin on replacements.

J. Rose 34-A, the entrance into Innis Brook has potholes & needs to be paved. **TC:** ELS allocates the paving budget each summer. Paving streets go by degree of damage.

J. Spada 42-G, are we still in litigation with ELS? **TC:** ELS has not responded back with a counter proposal to us.

14-I, what is ELS doing about the hurricane damaged homes in the community not repaired yet. **TC:** ELS stated that they were sending out letters to homeowners affected by damage.

B. Welsh 58-F, congratulations to our board on a job well done.

G. Brown 27-E, why do the car stickers have the wrong date on them? **Darrell Eaton 15-G**, ELS bought the wrong year, but they are recorded so there is no worry to the residents.

F. Dissmeyer 7-G, Phil Sher is in the hospital & we don't know if he will be returning to work.

D. Young 54-C, where did Edward Jones money come from? **TC:** funds from years ago to purchase park & have been invested. It is used

know as HOA legal fund & residents' community fund around the community.

J. Vella 8-E, if resident's driveways are cracked does ELS pay for the repairs? **TC: NO residents responsibly**

M. McCarthy 33-I, street signs not visible at night. **TC: we will investigate it**

T. Charboneau, at the next liaison meeting the HOA will be addressing the 5% fee ELS charges residents who pay lot rent monthly.

If residents have issues with Diamond security, please contact the office & report the issues. Please try to have date, time & name of security personnel.

7. Motion to adjourn: M. Willard 2-M, 2nd T. Moore 26-B, passed all present at 1945.

Respectfully submitted by

Judy Ann Carson, Secretary