

Meeting with Bryan Baskin
Community Manager of Lake Fairways and Pine Lakes
November 22, 2022

Present at that meeting:

President and Vice President Lake Fairways

President and Vice President Pine Lakes

Vice President Pine Lakes Estates

Pool

Lake Fairways and Pine Lakes – both pools and hot tubs are working. The temperatures are being maintained between 87 – 88 degrees. There has been a report that a resident may be tampering with the pool temperature at Lake Fairways. Lake Fairways still has several things that are being investigated: Steps need the pads; lights need to be replaced and we are still trying to get a second railing for the steps into the pool. We have a new company for the maintenance of the pools.

The pools at both communities are not available for use by any other community, even though they may be an ELS community.

Restaurants

The Sand Trap had minimal damage with IAN. This week there will be another inspection of the building. Once the building is safe it will be open 7 days a week. The Sand Trap will not have a liquor license. It will remain beer and wine only. Brian is working on a new menu for each of the restaurants. There will be a different type of menu for each restaurant. When the Sand Trap is open it will serve breakfast, lunch, and dinner.

The Pub had more extensive damage in the storm. There is no date for an anticipated opening. However, the plans are to open the bar and have very limited seating in the Pub once it is certified to be safe.

In the interim of the opening of the restaurants the plan is to continue to have refreshment carts on the golf course. This would be planned especially for tournament days, play off days and days when more golfers are expected on the course. This allows our present staff to have some work hours during the times the restaurants are not open.

Security

Security in both communities remains an issue. Diamond Security is not doing the job that is expected of them and there will be a meeting with the management of that company and ELS.

The gates continue to be a problem, both on the part of the gate personnel and the residents. The gate must be down. Residents must call in if they are having a guest, delivery, etc.

With the perimeter fencing down around Lake Fairways there have been numerous reports of people driving through the hurricane gate (which is broken) and over the berm. The sheriff is supposedly providing extra patrols on the Cape Coral side of the downed fencing, as well as in the Lake Fairways community.

If there is a visitor to one of the residents, and that call has not been made to the gate, the gate personnel is asking the car to pull to the side and call the resident. The problem with that is that significantly impedes the flow of traffic into the community.

At this time any visitor to the communities is asked by the gate personnel to see their driver's license.

We will continue to advise residents of their responsibilities of calling in visitors, deliveries, etc.

The contract for the fencing has been awarded and that work will begin in the next few weeks. The primary areas will be the perimeter road, tennis courts and all other damaged areas. The priority will be where security is the major issue.

Vegetation/Trees

Joshua Tree will be back in the community this next week. They have driven every cul de sac and investigated the tree situation.

The plan is as follows: (leased areas only)

1. Hanging and dangerous tree limbs/branches
2. Removal of dead trees
3. Stumps
4. Filling holes left by trees that have been removed

It is not necessary to call the office with tree issues. They have a list of trees and a plan for action.

Regarding vegetation: The horticulture area is open. Remember that this is for residents use only. If a resident is putting vegetation out for pick up it must be in a container such as plastic garbage can, brown heavy bags (available at Home Depot or Lowes) and if branches, cut in 4 ft lengths and bundled.

For large items, such as washers, refrigerators, etc., you must call Waste Pro and make arrangements for pick up.

ARC Architectural Review Forms – Leased area only

Residents are required to fill out an ARC form (available from the offices at both communities) for any repair work they are doing on their home. The forms go to Jerry White (Lake Fairways) or Mike Gloss (Pine Lakes). They will check with the resident, answer any questions, and turn the form into the office. The Director does not approve or disapprove any work. Once the office has the form and approves, they will give the resident a yellow form indicating ELS is aware of the work. The resident will still be responsible for any permits that may be required at a future date.

Signage

The only signs allowed in a community are those of a club or organization telling of an upcoming event. There are no construction, roofing, or other signs of any type allowed in yards. Any for sale sign must be on a house or in the window. No open house signs are allowed. Maintenance has been told to remove any signs in yards.

Concierge

In Lake Fairways, the concierge, Fran, will be available at the office in the clubhouse Monday to Friday, 9 – 2. She is available to answer questions and has forms that residents may need. There is always someone available at the Pine Lakes office during normal business hours.

Management Meetings

Due to the holiday, the next meeting with management will be in December. Notice will be given to presidents of Boards.

Respectfully submitted,

Karen Pratt Beals, HOALF Board of Directors President

Bruce Wrede, HOAPL Board of Directors President