

Lake Fairway's HOA/Community Meeting

October 28, 2025 @ 1900

Directors present: Gregson, Panzer, Carson, Hageman, Hayes. Duke, Flynn, Ferrucci

Call to order: 1900

Secretary report: report posted motion to approve C. Koenig 58-C, 2nd P. Roberts 33-B, passed all present.

Treasurer Report: motion to approve S. Hazelwood 10-J, 2nd S. Winters 34-E, passed by all present. Ms. Winters had question about the Federal tax penalty pd. Steve answered resident's question.

President's Comment:

1. On going talks with ELS Management we need to exercise patience. New ceiling windows are installed.

2. New ceiling tiles are in process of being installed. New clubhouse window shutters are installed. Please be careful with tables and chairs.

3. Sound System: HOA will be purchasing new computerized stereo system for the clubhouse cost will be \$15,000.00 using same company that installed Pine Lakes.

4. Pool Lounge Chairs: Twelve hi loungers have been taken out to be restrung. We will do six (6) at a time.

5. Ponds: ELS is working with the company & ponds are looking better.

6. Weed Trimming: Joshua Tree & ELS has proposed a Twelve (\$12) per weed trim. That proposal is for each resident. HOA wants to discuss in January 2026 meeting when seasonal residents here to vote. HOA encourages residents to help neighbors unable to do own yard work.

7. The Free Press being distributed in the community is not an authorized newsletter. It is considered peddling & against the prospectus. Please call sales office if you receive one.

8. Election 2026: We have Three (3) open board positions. Please consider running & send in your bio by January 2026.

9. HOA is going to have a contest for a new Lake Fairway's banner for the clubhouse.

Director's Comment:

Steve: HOA membership dues letter will be in the November Informer. The dues box is in the lobby.

Diana: We are doing resident photo book. You can sign up at Saturday morning coffee with Judy Young 55-C or Diana Ferrucci 50-J.

Eddie: Thanked all the residents for there support of him & his family. Be kind to each other & give serious attention to running for HOA position.

Dick: If you need a comment form please contact me.

Judy: Be respectful of the clubhouse & pool property we the residents buy all the nice things we have.

Margaret: I Case of EMERGENCY PLEASE Don't Call a Director CALL 911. The lock has been removed from the Pine Lakes Pool.

Resident's Questions:

D. Gielow 11-M, who will be paying for the new ceiling in the clubhouse. Dave G, the company who is doing roof repairs & windows.

Bill Burn 46, why isn't ELS paying for the new stereo system? Dave G, not in the ELS budget & we need to fix now.

Linda Johnson, is the new system WIFI dependent? Dave, no it is not.

T. Dobbs 04-J, only 500 homes paying for.

M. James 55-K, I believe we should by the new system.

S. Gielow 11-M, in 2012 we didn't have half the stuff we have now. ELS just won't pay for things we need.

31-A are the residents here paying the pass thru tax for the missing homes. ELS should be responsible for the vacant lots. Dave G, I will check with management & get back with the resident.

L. Lindquist 54-H, I am the FMO rep & if you would like information or to signup please contact me.

M. James 55-K, the pond behind my home is full of scum & overgrown with grass. Dave G, management, has been working with the company.

J. White 35-I, can we encourage ELS to have a scooper to clean the ponds & not depend on chemicals.

E. White 35-I, I think the ponds look great.

T. Dobbs 04- J, the reason ponds are kept to lower level is so they don't flood homes. The front ponds receive their water from Pine Lakes.

M. James 55-K, the pond water on Spyglass is used to water the golf course. Can we send ELS the bill for the new sound system. We keep spending money that ELS should pay. Dave G, we can't make ELS pay for equipment & HOA only spend on things the community needs.

B. Brown 04-G, received letter from ELS stating a fee of \$12.00 Joshua Tree would weed trim yards. Dave G, the HOA, does not support this as it is a change to our prospectus & every resident would be charged even if didn't want service. We will have a discussion in January when majority of residents are here.

F. Janvrin 30-C, at night golfcarts & bikes are on the road without lights. Is there a way to make residents have lights on? Dave G, I will have to check with management on that issue.

ML Quevedo 02-L, we used to have weed trimming for \$7.00 & HOA took it away. Pond scum is health issue & we should notify the will he health dept.

S. Winter 34-E, what is the plan for home replacement. Dave G, we will be getting 4 new homes then 9 more after. Cost of

new homes will be between \$194,000.00 to \$204,000.00.

Lots in the center of cul sac's missing one unit won't be replaced.

S. Gielow 11-M, research of state of Florida selling 723 properties be aware.

G. Olbrich 22-G, read complaints about D. Gregson r/t Informer. Dave G. stated if he had a complaint with him or board discuss after meeting.

C. Alhert 36-K, 1st the ponds look beautiful. Can we tell residents to stop delivery of the Free Press. Shouldn't the residents have a vote on weed trimming. Dave G, we will discuss in January & vote on issue.

S. Webster 57- D, thank you to the board for all that you do for the residents of Lake Fairways.

S. Hazelwood 10-J, what positions are open for the board in 2026. Community fun has a concert on November 8, 2025 Sheldon will be playing. Dave G, we have 3 open seats for 2026.

Motion to adjourn was made by Dave Gregson, 2nd by Shari Winter passed by all present.

Respectfully submitted by

Judy Ann Carson, Secretary

