

## **Lake Fairway's HOA/Residents Community Meeting**

**September 23, 2025 @ 1900 to 1950**

### **Lake Fairway's Clubhouse**

**Director's present: D. Gregson, J. Carson, E. Flynn, D. Hayes,  
D. Ferrucci, S. Hageman, M. Panzer, S. Duke, Absent S.  
Archer**

**Call to Order & Pledge by D. Gregson**

**Secretary Report May 27, 2025, posted on website &  
Informer. Motion to accept by C. Donahue 58-L, 2<sup>nd</sup> P. Roberts  
33-B passed all present.**

**Treasurer Report given by S. Hageman, motion to accept by  
J. Grab 32-A, P. Roberts 33-B passed all present.**

**1) Ponds: DG ponds are coming along management has put  
the pond maintenance company on notice if improvements  
aren't seen. Employee that was responsible for Lake  
Fairway's was fired.**

**2) ELS contacted HOA r/t Joshua Tree, weed trimming for  
residents \$12.00 per month. We will get out the information  
to the residents & vote on proposal in Jan 2026. This  
proposal only deals with weed trimming & not trees &  
shrubs.**

**3) Lake Fairways maintenance dept. will be doing 360  
inspections in the community. Letters of non-compliance  
have already been sent out.**

**4) Clubhouse maintenance is moving along new roof windows should be here around Oct 5, 2025. The clubhouse will be closed for installation and after installation the ceiling tiles will be replaced. New plantation blinds are being installed on all windows in clubhouse. Please don't play with them. No chairs or tables will be stored along the windows. The game room will be converted into a storage area. Two poker tables have been moved to the library and two discarded.**

**5) Bingo Borrowed \$3000.00 from the HOA in June to buy new equipment. Bingo has paid back all but \$150.00 of the loan which will be paid off once bingo resumes.**

**6) HOA has a new printer for Informer & residents will see no interruption of service.**

**7) HOA has pulled pool loungers out of service & is working with the company on repairing. When using pool loungers if you could place a towel on it would protect them from damage.**

**8) ELS will be bringing in 13 new homes in Oct. We know that Bermuda Ct & Meadowbrook will receive new homes.**

**Directors Comments:**

**EF: We have a temporary radio out by the pool please be careful not to break. ELS is working on finding audio contractor to fix. New stove has been installed in the kitchen & working nicely.**

**DH: We have new comment forms for the residents. You can find them in the clubhouse, sales office, consigner, & directors.**

**MP: Concerns without a resolution goes nowhere. If you could submit a reasonable suggestion with comments that would be very helpful to all.**

**Questions from the Residents:**

**1) Vickie Harbert 31-D: The pond levels are very low & the lawn mowers blow the grass into the ponds which is bad for the ponds. Can we have them stop.**

**Theresa Whitehead 24-K: Why are PL ponds pristine & ours a disgusting mess. DG: Pond maintenance company is working on situation. TW: What are the consequences to non-complaint residents & 360's? The prospectus states \$100 fine will be levied. Why is management not following this? Me & neighbors have submitted numerous comment forms r/t the condition of resident's home with no results. DG: ELS is working on letters to residents involved. I understand they are working on that.**

**3) Donna Shoop 14-I: How often will Joshua Tree do the weed trimming. DG: I will check with Management & have answer for January vote. Some areas of the ponds appear blocked can we have these areas checked.**

**4) Connie Reminick 4-F: Will we be getting a dog park? JC: No ELS does not want liability.**

**5) Tom Dabbs 4-J: According to Florida HOA statute HOA's are required to notify residents what is going on you are not.**

**6) Candy Donahue 58-L: What can be done about the Iguana situation in the community. DG: It is illegal to shoot a weapon in Lake Fairways. We will be hosting a presentation in Oct or Nov on how to effectively deal with iguanas.**

**7) Mike Coppola 56-B: We need hi-loungers for the pool area.**

**8) 10-J Have neighbor rec'd letter & was given cleanup date & penalty charge for cleanup.**

**9) Cathy Crowe 52- F: Spoke with new manager stated she could send out letters but really didn't have vehicle to enforce. She requests residents to email or fill out comment forms for a paper trail & will help residents as much as she can.**

**10) Margaret Panzar: John Donahue is starting a committee to help residents in need. The sign-up sheet will be at Saturday morning coffee.**

**Motion to adjourn was made by Jerry White 35-I, 2<sup>nd</sup> Dick Hayes 41-A passed by all present @ 1950.**

**Respectfully submitted by**

**Judy Ann Carson Secretary**

