

HOA COMMUNITY MEETING

January 27, 2026 @ 1900

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

CALL TO ORDER: 1900

SECRETARY REPORT: Motion made by J. Grab, 2nd by C. Pessa passed by all residents present.

TRESURER REPORT: Motion made by T. Pierce, 2nd by M. Coppola passed by all residents present.

Agenda:

HOA Insurance: Dave informed the residents that HOA Insurance covers 99% of the events that take place within the community clubhouse. The annual cost of the insurance costs the HOA over \$5000.00 annually. The HOA insurance does not cover individual events or events serving alcohol. For those events residents & clubs will obtain their own private insurance per ELS.

Wildlife animals: It is against Florida law to feed the wildlife in Lake Fairways (cats, ducks, alligators & birds etc.) Residents doing so will be turned into management.

WEED WHACKING: ELS has presented to the HOA a proposal for residents' votes for monthly weed trimming by Joshua Tree cost of \$12.00 per month per resident. The HOA, after much discussion, does not support this proposal. A vote by

show of hand by the residents attending meeting held. Majority of the residents turned down proposal.

Radar Speed Sign: After investigation purchasing such sign would be very expensive & unenforceable for slowing down the speeders.

PHONE DIRECTORY: Resident information going to the publisher in February so please check membership website to make sure personal information is correct.

End of season Yard Sale: ELS has agreed to allow residents to have a one-time yard sale. The community will be divided in half for 2 consecutive Saturdays in March. March 14 cul sac's 1 thru 28, March 21, cul sac's 29 thru 60. Time for both Saturday's will be from 8AM to 12 PM (noon).

HOA Membership Drive: Being an HOA member gives you the monthly Informer, Phone directory, right to vote in the election. Membership drive officially ends Jan 31, 26 for you to be eligible to vote in Feb. Residents can join the HOA any time after. New homeowners get free HOA membership till December 2026.

ELECTION Day is Feb 24, 2026, 8AM to 5PM Lake Fairways Clubhouse come out and vote.

Candidates Carson, Crowe, Donahue, Gingras & Olbrich gave short bio speech on their qualifications for being a HOA board director.

Absentee Ballots can be gotten off the HOA website. Return to M. Panzer before election day. Follow the directions on the website on how the ballots are to be returned.

BOARD MEMBER COMMENTS:

Carson: Please follow Fla traffic laws r/t stop light coming into Lake Fairways. The citation for breaking the law is \$185.00.

Flynn: Another new home was delivered to Bermuda Court. New heater has been ordered for the pool. Residents can use the Pine Lakes pool until fixed.

Steve: Residents have till Jan 31, 2026, to submit name to run for director position. Also to pay 2026 dues we have 433 paid members to date.

Dick: It is a HOA privilege to vote please come out & support candidate's running for the board.

Alain: Come out & vote.

Diana: Please let your Cul sac captain know if you are moving or going North for the summer. Cul Sac 14 needs a Captain.

MEMBERS' COMMENTS:

Suanne Hazelwood 10-J, Hidden camera was found in the kitchen after bingo. This was an illegal recording device & since I work in the kitchen, I want to know who put it there or I will file report with Lee County Sheriff.

Candy Donahue 58-L, I was the resident that placed the camera in the kitchen. The reason was someone was leaving the stove burners on & I was concerned. Dave G.- No residents have the right to place illegal cameras in the community clubhouse. If you perceive an issue go to the HOA or the sales office.

Bob Shamma 17-I, there was little discussion on weed trimming. Dave G- gives ELS avenue into our prospectus, it didn't feel like a good deal for the residents. Judy C., this was a deal that all residents had to pay for even if they chose not to have yard done.

Lowell Grant 35-K, residents feeding wildlife need to stop this as it becomes a liability issue.

Patricia Hartley 29-F, what are the grass cutting rules in LF? Dave G- Joshua Tree contract is 32 lawn cuts per year. We are in the non-growing season so less cuts. There is no lawn cutting during Christmas season because of lawn decorations.

Cathy Crowe 52-F, can we combine the Lake Fairways & Pine Lakes phone directory together? On security I understand why Candy D reacted the way she did in the camera situation. I'm not happy with the security company at the gate & we still have areas in the community that need security addressed with ELS.

Mike Coppola 56-B, Houses without house numbers need to be enforced in the community. Also, the cul sacs are dark &

there are mailboxes without lights. Dave G- if you see a house without numbers inform the board. ELS is aware of the mailbox situation & sending out letters.

Donna Shoap 14-I, can we have Pine Lakes monthly calendars here in LF? Alain G- the PL calendar is on the website. Judy C- you can also get a monthly calendar from the front sales office. We can ask that a few be placed in the clubhouse.

Motion for Adjournment made by John Grab, 2nd Suanne Hazelwood, passed by all residents present.

Respectfully submitted

Judy Ann Carson, Secretary

