

Lake Fairways Homeowners Association

Residents' community meeting

October 22th, 2024 @ 7:00 pm, Lake Fairways Clubhouse

Call meeting to order – 7:00 pm

Pledge of Allegiance by all present.

Roll call of Directors – Tom Charboneau, John Grab, John Donahue, Margaret Panzer, Judy Carson, Dick Hayes, Eddie Flynn & Dave Gielow

Directors absent – Diana Ferrucci

1. Treasurer's report/motion to accept by Sue Spada 42G, 2nd Dave Gregson 11N
2. Secretary's report/motion to accept by Dave Gregson 11N, 2nd Sue Spada 42G.
3. J. Carson – Report on latest from R. Burandt's office. Waiting for ELS to ok language in the settlement.
4. President's report – HOA had meeting General manager and are working on cleanup in the community. Joshua tree will be cutting grass & taking care of storm damaged trees. All amenities are up & running. Front 9 of the golf course is open for players, back 9 is still closed. Pond debris will be cleaned up and have 3 proposals in. Julie Flake DM was on site with ELS Corporate 10-21-24. Received letter from ELS r/t post Ian cleanup & 360 inspections read to the community. Tom addressed HOA obligations: HOA protects 723 laws r/t to manufacture home communities. If residents are having issues within the community, please contact the office. HOA membership drive starts in November. HOA board elections is in Feb 2025 there is 3 board openings. We need names of the candidates & bio's by the end of December 2024. Residents affected by the tornado are

encouraged to apply for FEMA & Lee Cares. Reminder that residents are responsible for removing condemned homes.

Pass through increases for 2025 were \$14 higher than 2024, lease rent is 2.9% increase.

5. J. Donahue – November Informer distribution & 2025 HOA membership letter included with November's delivery of Informer.
6. E. Flynn – events planned through December 2024 see calendar, informer, website, Facebook & Saturday coffee for updates
7. Resident's questions.

Carol Mitchell 14E, why is our trash \$354 & Pine Lakes \$154. John Donahue, please see me. I am looking into this.

Dave Gregson 11N, Will 2025 phonebooks have the correct information. TC: yes

Powers 10C, are they going to rake the grass after cutting. TC: No

Tom Dabs 4C, are we going to move the marquee closer to the road.

TC: no, the marquee must stay where it is due to county regulations.

MJ Tongus 13A, is the right lane out front going to be blocked off permanently. TC: No was closed for residents' safety after the storm.

J Spada 42G, Eddie, for the pool party Saturday do you need help.

J Murray 31M, when will recycle be picked up. TC: That is a Waste Pro decision.

Bob Seely 27-O, Pancake breakfast Saturday Oct 26 with CERTS golf cart checkup after.

Scott Burns 33B, can we get car stickers at the gate.

Tom Charboneau 48N, HOA provides funds for Dora to make meals for residents sick & in need. We don't pay her a salary to do. HOA is not giving residents who lost their homes money.

Motion to adjourn made by John Murray 31M, 2nd Dave Gregson 1930

Respectfully submitted by

Judy Ann Carson, Secretary