HOA COMMUNITY MEETING

September 22, 2026 @ 1900 to 1950

Directors present: Gregson, Panzer, Carson, Hageman, Gingras, Duke, Hayes, Flynn & Donahue

Audio/Video Recording of Community explained by Gingras. Live streaming of the meeting for HOA members can be viewed on HOA Facebook page.

Secretary report motion made by Gregson, 2nd by Duke passed all residents present.

Treasurer report motion made Carson, 2nd Gregson passed by all residents present.

Dave Gregson: The role of the HOA is to act as a liaison between LF residents & ELS.

Cornerstone will remodel the kitchen. The project is expected to take two months, and the kitchen will remain closed during construction.

We have a new manager, Tara O'Sullivan. Please be aware of conditions outside & around your homes. She has already issued over 200, 360 violations.

ELS will be removing 27 homes from the community by the end of the year.

HOA Membership drive starts October and there will be forms in the Informer. The more members we have the stronger we are.

HOA Director elections are in February 2027 & we have 3 open positions. Please think about representing your community.

Speeding is an ongoing issue in the community. The posted speed limit is 15 MPH please beware & tell family & friends.

HOA OCTOBER EVENTS:

Dance: October 10, 6PM to 9PM Tina Solomon performing. Tickets $10 @ Saturday coffee & door.

Halloween Dog Costume Parade: October 24 at 4:00 p.m. in the LF clubhouse parking lot. Prizes will be awarded to the pups.

Halloween Trunk & Treat 5 PM LF clubhouse parking lot. Decorated golfcart judging by North Fort Myers Fire Dept. In case of rain event will be moved into the clubhouse.

LF HOA & Walgreens hosting flu shot clinic September 29 10 AM-NOON Lake Fairways

clubhouse. Bring ID & ins cards with you open to Pine Lakes & Lake Fairways residents.

HOA & Community Fun has purchased 12 hi boy pool loungers for the LF community.

Director's comments:

Duke: New Residents meeting will be held October 20 @ 630 PM in the Lake Fairways Lounge.

Flynn: Please help neighbors in need with outside maintenance if possible as management is sending out 360 violations.

Resident's comments:

Harbert, 31D: Asked what ELS is doing to address the poor condition of the lakes, noting that residents pay a premium for lake views. Gregson: responded that he had discussed the ongoing issue with Tara and that ELS had contacted a vendor to skim the lakes.

Crowe, 52F: Can we have dates for the work & what lakes affected. Gregson: will discuss with manager & post information. Flynn: as a reminder the board has no control over what ELS will do.

Howland, 23D: We have iguanas roaming around on the pool deck. This presents a health issue to residents, what is ELS doing about this. Gregson: ELS has hired an outside vendor to remove iguanas. I have no further information about when or how this will be accomplished.

White, 35I: Is it possible for the new manager to come to the clubhouse so the residents can meet her. Gregson: I can ask her.

Schweizer, 29J: There is a lack of feedback on issues from ELS management & would like to see some kind of posted schedule from ELS. Another concern is the Greeters & access to the community. Could we investigate an electronic gate into the community. I will provide information on such gate.

Howland, 23D: Asked whether lake water is used to irrigate the golf courses and whether the current 15 mph speed limit could be increased.

Cocca, 7P: Is it possible to have feed back on the homes ELS owns. Delivery personnel speeding through the community is still an issue here.

Hazelwood, 10J: The bingo machines need routine maintenance. I will give Judy information r/t bingo machine maintenance after the meeting.

Roberts, 33B: Can you explain the high expenses for bingo in July. Hageman, the expenses were for bingo supplies, soda refrigerator & new programs.

Harbert, 31D: can greeters check residents on exciting the community. Gregson: Our greeters are not security people if you experience any issues at the gate, please document date, time, name of greeter if possible & photo if possible. Turn that information into the office next business day or the HOA.

Dissmeyer, 7G: Management has terminated greeters in the past so documentation is important from the residents.

Ahlert, 36K: ELS should maintain the exteriors of the homes it owns. As the former FMO representative, I would like Candice Donahue to assume the role, and I will provide guidance.

Jerry White, 35I, moved to adjourn the meeting at 7:50 p.m. Gregson 2nd the motion, which passed by all residents present.

Respectfully submitted

Judy Ann Carson, Secretary