

Lake Fairways Homeowners Association

Residents' community meeting

April 23, 2024 @ 7:00 pm, Lake Fairways Clubhouse

Call meeting to order: 1900 (7:00 pm)

Pledge of Allegiance by all present.

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

Directors absent: Dick Hayes & Diane Ferrucci

1. Secretary's report: Ron Ryan, 6C motion to accept, 2<sup>nd</sup> Dave Gregson 11N, passed all present.
2. Treasurer's report: Peter Greco, 56F motion to accept, 2<sup>nd</sup> Dora Dissmeyer 7G, passed all present.
3. President's report: Tom read the new guidelines for residents using the clubhouse & having insurance for their events. See posted insurance guidelines for the residents of Lake Fairways. Sue Gielow 11 M wanted to know who was responsible for the new insurance guidelines. Tom went over some of the highlights of the Liaison meeting with Kevin Karau. The ice machines in the clubhouses are owned & serviced by an outside vendor. A new food & beverage manager for the Pub/Sand trap has been hired. Discussion on the 1-way cul sac signs is ongoing with ideas. The dead shrubbery along the perimeter road fence will be addressed. Need location ideas for additional dog waste containers. Kevin gave okay for additional benches to be placed around the community. New picture handicap parking signs coming. The removal of the trees in the pool area is on hold for ELS corporate (Julie Flake) permission. Still waiting for ELS to repair canopies front entrance to clubhouse & tennis court. The previous contractor defaulted on the contract. The LF maintenance

department will be painting the yellow lines around the perimeter road corners project projected to be done by end of month. Wi-Fi for the clubhouse should be completed by the end of summer per ELS. ELS doing 360 inspections & sending out notices were needed & these are done quarterly. Moveable speed humps have been purchased & will be installed in the next few weeks.

4. The HOA has contacted our attorney to discuss further litigation on the electronic payment issue, 5% surcharge to monthly payers, dead trees & road conditions. The HOA will keep the residents updated on these issues. We need residents who have dead trees to be willing to be named in a lawsuit. Sandy Duffey 24J stated she has dead trees from Hurricane Ian with no response from ELS & is willing to do. We also have a resident who writes checks for bi-yearly lease payment willing to step forwards. Roads serious safety issue for residents had one lawsuit directed at the HOA forward to ELS. ELS has no obligation to hire residents for employment in the community. If you feel that your federal rights have been violated, you can sue them. ELS has the right to change the operating hours of the Sand trap as stated in the perspective. Sue Gielow 11M the company still advertises we have restaurant on site. Can we stop them from advertising this. Tom we can ask. ELS corporate (Julie Flake) said string trimming is not part of our perspectives so they voided the contract with Joshua Tree.
5. Judy Carson: We had a guest speaker for the Goodwill/United Way benefits program for seniors & veterans. If an LF resident would be interested in the program, please contact me.
6. Eddie Flynn: Pool renovation is about 2 weeks away from completion. We are waiting for the back-order window though. We had an incident with kids (11&15) in the pool late at night when they hopped the fence to get in. Please remember kids can't drive golf carts on the roads. To drive golfcarts on the roads must have a learners permit or valid license. Lee County Sherriff looking into

placing cameras @ the front gate with ELS permission. We have a new community liaison officer who will be setting up meet & greet for the community. A \$200.00 refundable deposit will be required if you book an event in the clubhouse. This is a cleaning fee for leaving the clubhouse/kitchen area unclean. We have an upcoming sock up scheduled for May.

7. Dave Gielow: Comment Forms can be found in the rack in the lobby. Fill out the form & drop it in the red box also in the lobby. We will log it in & forward it on to ELS. The HOA tracks the forms for you.
8. John Donahue: Volunteers are needed for the summer events. The Men's Club will do the heavy lifting & you will get credit for your work. We still need community help with these events.
9. John Grab: CERT volunteer class is Nov 4, 2024, if interested contact me.

10. Tom Charboneau: Bingo has been going well & will continue through the summer. We are averaging between 75/95 residents. Residents can also purchase something to eat or take out. If you are not a member of HOA, the forms are in the rack in the lobby. Remember get your questions answered from a HOA director & not Facebook.

### **Questions from the Residents:**

**Karen Pratt Beals, 37N can we get extra rail going into the pool. We also need to support the good job HOA is doing.**

**Sue Gielow, 11M the clubhouse is supposed to be remodel this summer & may be closed. If you have an event planned beware so your plans aren't disrupted**

Motion to adjourn by Joyce Hageman, 55B 2<sup>nd</sup> Peter Greco, 56F passed all present @ 1950.

Respectfully submitted.

Judy Ann Carson, Secretary

