

LAKE FAIRWAYS HOA/ COMMUNITY

GENERAL MEETING

APRIL 25, 2023 @ 1900

CALL TO ORDER: Time: 1900

PLEDGE

DIRECTORS PRESENT: Beals, Charboneau, Walsh, Panzer, Carson, Grab, Donahue, Greco, ABS: Ferrucci

SECRETARY'S REPORT MOTION: L. Lindquist, 2ND J. Spada, ACCEPTED By: All present

TREASURER'S REPORT MOTION: K. Dankel, 2nd B. Welsh, ACCEPTED By: All present

ALLIANCE MEETING: J. Carson gave update on meeting with Community Alliance meeting held April 24, 2023 @ Windmill Village. Summary of meeting was the necessity of documentation & pictures of concerns with ELS. The 4 areas of concern are, Vetting of residents & renters, Clutter, parking, Loss of Services.

PRESIDENTS MEETINGS: T. Charboneau gave update on President's meeting with ELS/ Julie Flake & PL President Gary Nicolini on April 17, 2023. Julie gave an update on pool issues affecting PL & LF, timeline for Sand trap opening & condition of the ponds/lakes. Remodeling of bathroom on the 14th tee has been canceled & Cap X funds for 2022 project returned to budget. Residents rent increase is CPI driven which is released by the federal government. New resident rent increases are decided by ELS in Chicago & is based on market value of housing market in Lee County area.

LIAISON MEETINGS: J. Carson update given of 1st Liaison meeting with ELS District/Interim LF manager Julie Flake & LF HOA.

FMO: Dues have increased to \$30.00 per calendar year, all residents are encouraged to become members. FMO is our voice in the State of Florida Senate representing manufactured home communities from big corporations.

The HOA will be changing the format of future meetings. HOA community meetings will be information between the HOA & ELS. Saturday morning coffee will be a social event sharing hour.

Karen introduced Gary Nicolini, President Pine Lakes HOA. Gary gave small talk on the issues PL facing with ELS. Lake Fairways residents expressed concerns about PL resident's disturbances in LF pool.

Directors Reports:

Karen explained documentation needed to hold ELS accountable to community. New residents will be given an updated new residents folder from their HOA director. Bob Shamma will be the 2024 election chairman. The 2023 phonebook has been sent to printer, each LF resident will be given one. ELS has a new Accounts Payable representative. Her name is Helena & she is in the sales office.

The HOA/FB page is for information only, no comments will be allowed to be posted.

Residents are encouraged to be cautious about hiring vendors to work in their homes. We have had a reported incident of a company worker assaulting a LF resident & charges were filed. Julie Flake has a meeting scheduled with Diamond security r/t resident's concerns. If residents have an emergency incident, please DON'T CALL THE GATE CALL THE POLICE.

Tom C. went over the districts each director responsible for. Tom encouraged residents to contact their director with any concerns they have. Poseidon pool service is a new pool guy for LF & PL.

John D. explained how the HOA is tracking the data from the forms. Residents can place & return forms (Concern forms, ARC, Tree & grass complaint forms) in the red box in clubhouse, give to ELS or place in box on John's home porch @ 58L. John has processed 80 forms this week alone so keep them coming.

John G. updated the residents on the repair/replacement of clubhouse canopy.

Kevin W. CERTS: we need volunteers to help when needed in the community & encouraged to take FEMA CERTS class in November 2023. If leaving for the

summer or during storm evacuations, please let CERTS or district rep know.
Monday May 1, 2023 @ 7 PM CERTS meeting in the lounge.

POOL: concern forms turned in & ELS is aware of the ongoing issues in the pool area (pool lights, bathroom issues, patio screen 8 months since Ian, pool handles.)

Peter G. Golf course will be closed for repairs dates will be posted on fb & website.

Margret P. tennis court cleanup has started & May 30, 2023, projected date for fence repair.

Residents Questions:

Ray 17G, is there an update meeting scheduled for resident's r/t the new community in PL. *Gary, yes meeting is scheduled May 2, 2023,*

Sue G. 11M, do other ELS communities pay anything for community utilities?

Eddie Fallon 2A, PL pool is down & PL residents are coming over to LF & having pool parties here.

Carol Ahlert 36K, court captains to give report to John D. Home @ 36G is empty & it is being looted by residents. 36M, there is an unknown person living in the house.

John Dwyer S-A89, ELS is slow pay, but they finally paid him for the new table cartwheels, the clubhouse looks like a dump.

Motion for adjournment S. Webster, 2nd Elda Daly, accepted by all present.

Respectfully submitted by

Judy Ann Carson, LF HOA Secretary

