

Lake Fairways HOA/Liaison Meeting

Kevin Karau, General Manager of Lake Fairways

Wednesday, June 21st, 2023,

1. What is the schedule for getting hurricane related repairs completed on all ELS buildings within our park? Specifically, the siding on the office building, railing on the upper portion of the guard house, roof on Pro shop, gutters on cart barn, screening on Lani, plywood on windows of rest rooms @ pool, sheds at shuffleboard courts. In nearly 9 months now, none of the above has been touched to repair. It's unsightly and disrespectful to us residents, and an embarrassment whenever we have our guests visit our park.
We are doing damage analysis with estimates & contracts for services. Will have a better understanding of the situation @ July meeting.
2. Dead trees and dead tree limbs towering over homes are terrifying the residents who live around them. This situation must get rectified before it's too late.
We have a plan of action set up with Joshua Tree & the work will be done in 2 phases. Phase 1 will start next week (June 26) dead trees will be taken down approximately 60. Phase 2 will consist of tree trimming & setting up action plan for trees.
3. Debris in the ponds from the hurricane still exists (an entire carport roof is in the pond on hole #14).
The contractor has been hired and will begin work on removing large pieces of debris from the ponds. Fountains will be located & put back in place.
4. Smaller amounts of debris are still floating in the ponds, stuck amongst the algae blooms. Algae blooms floating in the ponds are disgusting to look at! Look at the pond next to the pool area. It's another embarrassment for us residents whenever we have guests visit.
Solitude is working on the ponds & will return in July to treat again. Part of the treatment process will be scrapping off the top scum/bloom.

5. Debris from the hurricane is still scattered along the perimeter of the golf course on the front nine. Smaller amounts of debris are scattered in the creek of hole #9 and other creeks around the front of park.
Our maintenance dept will be removing the small debris around the ponds. We have a fence contractor on the property to access & fix the damaged fences.
6. Schedule of repair for leak in roof in clubhouse?
Contractors have been contacted but no response at this date. Will update by July meeting.
7. Schedule of cleaning out gutters on clubhouse?
Work on the gutters will start this week. We will set up a cleaning team that will inspect & clean the gutters on a routine basis. This team will be called rise & shine.
8. When will the canopy on the front of the clubhouse be replaced?
The contractor has been found & expect new canopy 6 to 8 month
9. When will carpet mats be put down under canopy in the interim?
New mat runners will be in place by the end of this week. ALSCO will be maintaining the front runners on a monthly basis.
10. The pool deck needs to be repainted. Probably best to wait until dry season.
Power washing the pool deck is in progress as we speak. Alternative solutions for upgrades & improvements for pool deck are future cap x projects.
11. The sound system in the clubhouse & pool area needs updating. Can we subscribe to Sirius satellite radio?
Will have to get back with us on that after he has time to research it.

12. We are still waiting for a deposit check to be sent to Suncoast Aluminum for the pool lounge chairs by ELS. When can they expect to receive the check?
The deposit check cleared the bank on 6/9/23.
13. Canadian residents are asking where the Canada flag is, and why it hasn't been put back up? Where is the flagpole for the Canada flag located?
New flagpole & Canadian will be ordered & installed front of greeter booth.
14. Can you schedule an employee to wipe down the tables and chairs at the pool occasionally? Never been done since they were purchased last year.
Yes, patio will be added to the clubhouse cleaning schedule.
15. Can the 4 palm trees be replaced at the pool area that were lost in the hurricane? Can the 2 large trees overlooking the pond on the rear of the clubhouse be taken down? These trees overwhelm the pool with leaves and debris. It will keep the pool area much cleaner and require less maintenance.
I looked at the trees behind the clubhouse & the bank needs evaluation for repair. Replacing palm trees by pool is open for discussion.
16. We have so many residents in this park that require Handicap parking access. Can you please make proper Handicap parking spaces on front of the Sand Trap that are following the ADA law?
I will review & come up with a plan.
17. Our perimeter road needs a painted "center line". Traffic around the pro shop and golf course during the season is full of congestion and dangerous situations. Can we develop a sensible solution so we can avoid traffic related issues?
I will review options with my team.

18. Every cul de sac needs to be audited for “One way” signs, both in and out of the street. Replace all that are necessary.

Maintenance is putting new signs know.

19. Our residents are getting conflicting price quotes from Joshua Tree on the cost to take down a tree. How much is ELS paying Joshua Tree for taking down a typical pine tree? We had heard from Chrissy that it costs \$2,500 per tree.

Estimates are provided by the vendor with no input from management.

20. Is it possible for ELS to contribute \$4,000 towards the purchase of a storage shed or trailer for our community’s CERT program?

I am looking into alternative & existing options.

21. Residents are discouraged by many of their neighbors who still have hurricane related debris/damages lying about their yards. When will ELS start enforcing the Prospectus as it relates to carports & Lani’s being rebuilt?

Management is currently reviewing the status of cleanup at each individual property in preparation for notices of standard homesite cleanup.

22. Residents are also voicing their concerns by many of their neighbors who have debris, materials, equipment, stuff, building materials, etc. lying about their yards. When will ELS start enforcing the “Rules and Regulations” regarding this matter?

ELS is revisiting & reviewing prospectus compliance & related issues resulting from hurricane damage.

23. Judy: It’s the rainy season & the parking lot is flooding. The drain needs yearly maintenance because of tree roots.

The new maintenance manager is aware of the problem.

24. Tom: We have \$25,000.00 from 2023 cap x fund that we would like used for

pool bathroom remodeling. Do you know we're on that project.

This is first time I heard of this but will check with Julie Flake & get back with us.

25. John G: We're we with resurfacing the pool tables & poker tables. I gave Chrissy list of vendors I researched.

Will get back to us on this issue.

26. Kevin: status of the sheds for shuffleboard court & horseshoes.

Will get back to us.

27. Judy: We have had a few broken water lines do the residents pay for that Water bill on their pass through?

No, the residents do not pay for water from broken water lines. Only if the break is from meter to house.

Meeting adjourned @ 1115 A.M.

Respectfully submitted by

Judy Carson, Secretary

