

## LAKE FAIRWAYS HOA DIRECTORS MEETING

January 19, 2022 @ 1300 Pre-Meeting

Present: Karen Pratt- Beals, Judy Carson, Bill Fleckenstein, Carl Gregg,  
Kevin Walsh, Ray Burrows, Jerry White, Ron Hutz, Peter Greco

Karen related ongoing communication issues with ELS upper management. Board letters as well as letters from Lake Fairways residents to ELS CEO M. Naders is ongoing. We are starting to receive feedback from Chicago.

Karen requested Board read prospectus, rules of governance pertaining to ELS & 90-day notice. ELS has never given us a 90-day notice r/t changes.

## LAKE FAIRWAYS HOA DIRECTORS/ ELS LIASON MEETING

January 19, 2022 @ 1310

Present: ALL LF HOA DIRECTORS, NATALIE PHILABAUM REGIONAL MGR ELS,  
VIVANNEY WHITE ASST. MGR LF ELS.

Ms. Philabaum responded to questions sent to Leslie Register ELS

1)ATM building use by Lake Fairways Clubhouse Christmas decorations storage. Cleaning, reorganizing & shredding of out date documents has been promised by 2 previous managers. There is no longer any space to put Clubhouse Christmas decorations away. There is outside decorations that need to be taken down & stored till next season: Natalie stated she & Vivanne will set up scheduled time to meet with Judy Carson President LFWC discuss ATM situation. \*\*Meeting scheduled for Jan 20, 2022 @ 1300, ATM Building. \*\*

2)ELS communication with Pine Lakes HOA about new manager but does not communicate with Lake Fairways on same issue: ELS will do better new LF/PL manager will be Margaret ?? former asst manager.

3)Pine Lakes pool closed till March, there residents will be using our pool. We need some guidelines for there residents & we don't have enough pool furniture. We have not received new pool furniture promised by 2 managers: ELS will set some standards of reciprocal use. Will investigate having soon extra furniture brought over.

4)Pool Shower is Still not fixed: On going bids out to repair. The temperature has been adjusted.

5)ARC & prospectus not being followed: Outside external person being hired to be compliance officer & do 360's. New forms coming out for renting & use of clubhouse. This will allow better tracking on responsibility of cleanness after events.

6) Maintenance logs: 150 mailboxes are broken & need of replacing: ELS is aware & looking at all options.

7)Clubhouse Kitchen plumbing, water filtration system not working, electrical issues. Kitchen rehab is scheduled for 2023 Cap X. ELS will look at the plumbing & filtration issues now. Will have electrician look at before LFWC Feb 17, 2022 event.

8)Communication to ELS maintenance staff needs to be better.

9)We are missing tables & chairs "were do they go". The chairs that Women's club & Entertainment bought is being replaced by chairs not ours: ELS will check out.

10) We have small computer type rolling chairs in craft room. They are dangerous & safety issue for the seniors using the craft room. We have asked to have chairs removed before someone is injured: ELS will remove.

11)Clubhouse trash cans were removed during the pandemic & only a few were returned: ELS will provide 8-12 cans & put a lock on trash area gate.

12)Returning karaoke to the Sand trap: ELS is trying hire staff to open 7 days a week. Can we do karaoke in the clubhouse? ELS is looking at having a food truck come in on days PUB & Sand Trap closed as option for residents. Will try @ PL first.

13)HOA feels ELS is not screening incoming residents. We are seeing families with children living here: We are encouraged to report that to the office so it can be addressed.

14)Present security is not performing adequately: New guidelines have been worked out with the company. If we continue to have issues report to office.

15) Why can't Front gate staff be hired from inside the community: ELS guidelines is employees will be hired from outside their community. ELS is firm on this decision.

16) Parking in front of Pro Shop needs to be wider: ELS will look at when it is time to pave roads.

17) Tennis Court still has major repair concerns: Has new canopy, wind screens & water cooler on order.

ELS LIASON MEETING WAS ADJOURNED @ 1430

POST LAKE FAIRWAYS HOA DIRECTORS POST MEETING

With One Motion

@1445 January 19, 2022

Karen introduced Pine Lakes new HOA President to the Lake Fairway's board.

Bob gave small introduction of himself & his goals as PL HOA president. He expressed desire for both boards to continue working together.

Karen brought the issue of Saturday morning coffee and the continuing issue with Walmart's having our standing Saturday order ready.

**Jerry White made motion to change vendors and go with Publix's bakery. There will be small increase in price. The HOA board would pay this increase and continue having Saturday morning coffee at the same price .50 cents.**

**Ron Hutz 2<sup>nd</sup> motion passed by all present.**

