

**Lake Fairways HOA - Board of Directors**

**March 15, 2023**

**WITH**

**4 MOTIONS**

**Liaison Meeting Time: 1245**

**Call Board meeting to order:1130.**

**Directors Roll Call: Karen Pratt-Beals, Tom Charboneau, John Donahue, John Grab,  
Margaret Panzer, Peter Greco, Judy Carson, Kevin Walsh, Ex Abs Diana Ferrucci**

**Treasurer's Report Accepted Passed all present, Secretary's Report Accepted passed all present**

**Directors Concerns:**

- 1\_PG Golf course fences need to be fixed @ holes 6,8,9. There is still debris along the fences @ 8,9, roof still in pond @ #14. In front entrance to LF debris in canal looks unsightly.**
- 2 MP Tennis courts are still in bad shape from Hurricane Ian. There is a sinkhole, rusty nails by back fence, back fence is leaning down. Water sprinklers are still going off when players are playing very unsafe.**
- 3 JC Patio still needs to be rescreened & the front canopy needs replacement.**
- 4 JD ELS needs better communication with the HOA & residents. Clubhouse storage of tables & chairs continues to be an issue. In the CERTS room ELS is storing hurricane shutters**
- 5 CERTS still needs bigger storage space for emergency equipment. Pool & Hot tub maintenance continues to be a problem because it's not being done. We need to start a pool committee document it.**
- 6 KP would like the Directors & residents to write up complaints about issues on the new complaint form.**

**Old business**

- 1. Election – Bob Shamma – Notes should be Election File in Office. Discussed & done.**
- 2. Pool furniture - Waiting on Name of vendor.**
- 3. Alliance – 8 communities – March 27<sup>th</sup> @ 1830 Windmill Village.**
- 4. Easter -Dora Dissmeyer is chairperson for service & has everything organized.**

**New Business**

- 1. Business Cards – Stationary Order has come in & Directors can pick in HOA office.**
- 2. Director assignments - Need to be documented.**
- 3. Districts: Directors have been assigned to districts around Lake Fairways to help residents with issues & concerns. They also will greet new residents with welcome packs to Lake Fairways.**

4. Time for meeting – Liaison Meeting- Director’s meeting time has been changed to 930 AM 1<sup>st</sup> Tuesday of every month & the Liaison Meeting time will be @ 10AM 3<sup>rd</sup> Wednesday of each month.
5. New Welcome Wagon- HOA Directors will have assigned districts & will be responsible for greeting new residents.
6. BJ’s- HOA will discontinue BJ’s membership.
7. Tennis association & Softball was to receive \$500.00 from ELS but has not been done as of yet.

#### **Directors Comments**

**KW- has pool Committee formed & they have set a daily agenda. They would like the area cleaned up on a regular basis, pool temperature taken daily, pool filled up to proper level. The committee is willing to do this, Kevin will be certified to test the pool & Peter the hot daily.**

**Keven will also document the time when the pool person is here & what service he performs.**

**Motion #1- HOA will spend up to \$500.00 to buy pool maintenance tools to clean pool & test pool. Motion made by Tom Charboneau, 2<sup>nd</sup> by John Donahue passed by all present.**

**Motion # 2- HOA will rescreen the patio area & submit the bill to ELS. Motion made by Tom Charboneau, 2<sup>nd</sup> by John Grab passed by all present.**

**KPB- Other ELS communities have residents working on site. HOA will ask ELS to reconsider & have residents fill these positions. Some of the Diamond security people are letting nonresidents in without checking them in. Karen will be sending corporate a letter relating to these issues.**

**Motion #3- HOA will stop sponsoring BJ certificates for the membership. Motion made by Tom Charboneau, 2<sup>nd</sup> by John Donahue passed all present.**

**Dora Dissmeyer will be the Chairman of the new HOA Hospitality committee. This committee will provide meals for the homebound seniors on the holidays, cookies for the Men’s club pool parties.**

**Motion #4- The HOA will give \$600.00 a year to this committee to help with costs. This new committee will be called HOA Hospitality.**

**Motion made by Tom Charboneau, 2<sup>nd</sup> by Karen Pratt Beals, passed all present.**

## **ELS LIAISON MEETING @ 1255**

- 1- Pool scum is cleaned up.**
- 2- New pool fences up, fences around community not done yet waiting for Risk management approval. Els manager will talk to upper management about priority of fencing.**
- 3- Remainder of the debris in the ponds & lakes will be addressed shortly.**
- 4- Lake Fairways is experiencing overcrowding of the pool with Pine Lakes down & snowbird season. ELS suggested giving Lake Fairways residents to access pool.**
- 5- Clubhouse has new clocks & batteries for the others.**
- 6- HOA feels issues with pool heater is directly r/t water level in the pool. Residents would like to fill the pool when water level is down & also testing the pool water daily. ELS stated residents need to be CPO certified by Lee County. Kevin Walsh will take the test & check the Water daily.**
- 7- HOA asking for better lightning in the parking lot & down the boulevard.**
- 8- Would like ELS down the dead palm tree by the pool & dead pine tree in the clubhouse area.**
- 9- When will the Tennis assoc. & Mens club receive the donation from ELS. ELS stated the need to submit W9 number for reimbursement.**
- 10-Tennis court area is a safety issue for the residents. By the backboard there is rusty nails, cement table in center of court has huge crack in it. Please remove it, sinkhole far corner needs filled, sprinkler heads still spewing water onto the courts.**
- 11-HOA has changed their meeting time & was emailed to management.**
- 12-Patio rescreening & front canopy replacement is with risk management for approval.**
- 13- Some of the homes in community that have been abandoned by owner is being stripped by people. ELS needs to put no trespassing signs on homes.**
- 14- Resident on Tuckaway has picture of Monitor Lizard in her backyard. ELS will contact FL DNR for traps.**
- 15- Do we have a date when Sand trap will be open?????**

**Meeting adjourned @ 1330 motion by Judy Carson, 2<sup>nd</sup> Karen Pratt Beals**

