

Lake Fairways Homeowners Association

Residents Meeting with HOA

October 24th, 2023 @ 7:00 pm, Lake Fairways Clubhouse

Call meeting to order – 7:00 pm

Roll call of Directors – Tom Charboneau, Pete Greco, John Donahue, Karen Pratt-Beals, Eddie Flynn, Diane Ferrucci, Judy Carson & John Grab

Directors absent – Margaret Panzer

1. Reading of the Treasurer's report – motion to accept. Trisha Welsh, 2nd Susan Spada
2. Director's reports
 1. Tom Charboneau – Discussion on ELS' letter to change the Prospectus and Rules & Regulation's. We will contact our attorney & see where we stand legally. We have a new beverage/ food manager for Lake Fairways & Pine Lakes. It's been a lengthy process, but the ponds are starting to look a little better. ELS manager stated they are working with construction vendors for ELS property repairs. Amenities around the community is a work in progress. 360 inspections have been started by ELS management. We are still working on ELS removing dead trees. Over 100 trees have been taken down, but we still have many to go. Traffic around the Pro shop & ELS is working on a plan of action.
 2. Eddie Flynn – pool area is good; 2 artists have been picked for the concrete wall murals. We have some upcoming events planned. We have \$3000.00 towards the new events marquee @ the clubhouse.
 3. Diane Ferrucci – CERT Christmas Toy drive will start Nov 6, 2023, last toy pickup will be on Dec 14, 2023. The age range for toys & gifts will be babies to 17 years old.
 4. Pete Greco –Golf course is in the best shape in years. Membership prices are posted @ the Pro shop, green fees \$40.00, golf book of 10/\$300.00 Please remember to repair your divots, don't drive on the greens & tee boxes. District 5 needs a culd sac captain & there will be a meeting for captains Nov 13 @ the clubhouse.
 5. John Donahue –309 comments forms submitted to ELS 191 forms not started by ELS. The men's club is going will be helping at the LFWC

- Craft show. We will be selling tickets for Thanksgiving dinner. We need volunteers to cook turkeys. Pool luau is scheduled for Dec 3, 2023.
6. Karen Pratt-Beals – no issues
 7. Judy Carson –Lee County Liaison Officer Flores met with ELS management & the HOA re: Traffic Control in Lake Fairways. K. Karau extended the invitation for the Lee County Sheriff’s department to make random patrols through Lake Fairways. Application for speed amendment through Fl department of Transportation was discussed r/t excess speeding within LF community. The sheriff’s dept will also be making late night patrols through the community r/t the increase in illegal activities. Nov 20, 2023 @ 4PM to 630 PM Mambo’s food truck will be @ the clubhouse. The Lee County Community Ice Cream truck will also be here with FREE ICE CREAM for all residents.
 8. John Grab – The clubhouse pool tables will be repaired in the next couple of weeks.

3. Residents Questions.

Sue Gielow, 11M: 723 states any changes to prospectus needs residents’ approval.

Judith Vella, 08E: Changes ELS is proposing will adversely affect our residents as they don’t have computers.

Huge Mitchell, 14E: We need to contact the state about this change.

Eddie Flynn, 02B: Summer Fun is known as Community Fun.

Tom Dabbs, 04J: ELS operates the golf course, the HOA has no control over it. Why are we dealing with their issues.

Resident from 44F no name given; stated she filled out numerous comment forms with no response from ELS or HOA. John Donahue stated he would checkout & responded back to her.

Sandy Gordon, 31E: Were do we stand on damaged home demolition? The lakes are very low. Did ELS drain the lakes? Tom Charboneau, the lakes are low because we didn't have the normal summer rains this year.

Susan Spada, 42G: We are 13 inches below normal levels.

Linda Lindquist, 54H: There is an FMO Meeting in Punta Gorda Oct 27, 2023 @ 1300.

Collette Niermann, 42H: The lawn mowers left large area uncut by the lake.

Tom Dabbs, 04J: Do we have someone who tracks the Pass on tax. Tom Charboneau yes, we do.

Lisa Ansaldi, 47B: Does the tennis court have a priority work list that needs to be done. Tom Charboneau, tennis was discussed @ liaison meeting & ELS is to make repairs. We will continue to monitor.

Carol Mitchell; 14E: There are numerous real estate signs on the lawn of homes for sale. This is against the prospectus. Tom C, take the signs down.

5. Motion to adjourn. Sue Gielow, 11M/Bob Shamma, 17I @ 2015

Respectfully submitted.

Judy Ann Carson, Secretary