

Lake Fairways & ELS Liaison Meeting

January 20, 2026 @ 1030 AM to 1140 AM

Directors present: Gregson, Carson, Duke, Flynn, Ferrucci, Gingras, Hageman, Hayes, Panzer. ELS Management S. Gorie

1) Kitchen: Dave brought up HOA would like to buy new refrigerator for the kitchen. In doing so we would need to take out upper cabinet. Sandy stated that ELS wants to put in new cabinets so shouldn't be a problem. Eddie brought up that the wiring on the microwave wall needs to be fixed as it keeps blowing the breaker & new refrigerator might be too much. Sandy will have Kirkwood Electrical look at it. Sandy would like to have groups that work in the kitchen have input into the new kitchen. Dave will contact the Men's club & Tom Pierce about kitchen.

2) Discussion on possibly of closing golf course to the public because of thief's. Sandy said it isn't possible to close as we have regulars that play golf here. If we continue to have issues or see someone stealing call the sheriffs.

3) Dave brought up that security is still letting nonresidents in for bingo & other times. We need to enforce what non-residents are coming in.

4) HOA would like the residents to have a once-a-year community yard sale. It would be on March 2 consecutive Saturdays so all residents could attend. Sandy, I don't see a problem with a one-time event.

5) The clubhouse cannot be used by a resident for a private money-making event. This is against the prospectus. Sandy, that is my fault & it won't happen again.

6) Dave is there possibly a dog park here in Lake Fairways. Sandy NO is a corporate decision.

7) We have residents swimming inappropriate attire. Sandy ask them to leave the pool area & put on appropriate swimwear.

Directors' questions:

Judy: we have an abundance of seagrass growing along the banks behind 57 & 58. It needs to be dealt with before it overtakes the ponds. Sandy, I will talk to Solitude about it.

Alain: Some of the residents (11-O) there was no light on the mailbox & the cul sacs are very dark without them. The lights around the pool are off schedule and need to be reset. Sandy, new lighting for the pool area is a Cap X project so residents can swim after dusk. It is going to be an expensive project.

Steve: Lot 55-E still has debris where the house was removed. It needs to be cleaned for residents' safety.

Eddie: On cul sac 3 lots C& D has a dead tree limb hanging the roof of the new houses. Also, the road needs cleaning from all the sand brought in for the new houses.

Margaret: Are we getting a replacement Consignor. Sandy, no, we replaced that position with a front office clerk to help Raina.

Margaret: What is the situation with the PL pool. Sandy the PL pool needs a new pump.

Sandra: There is information that wild animals are being fed. Sandy yes, I have sent out letters reminding residents of the FL law.

Sandy: Karaoke at the Sand Trap will be the alternate week of the HOA karaoke starting Jan 22, 2026.

Meeting was adjourned at 1140 AM

Respectfully submitted by

Judy Ann Carson, Secretary