

Since all homeowners have not authorized email addresses to the BOD they will need to do so to receive emails. Otherwise hard copies get mailed from the Management Company directly to all homeowners.

Sincerely,
BOD
Fontana Estates HOA

Addendum to July 3, 2019 Newsletter

Some Interesting Questions and Answers

1. Has the BOD looked at Google Earth to view the ponds?

Answer: Yes and we cannot see even recent photo's of the ponds. Some of the original ones when Toll Brother, the builders, were here show beautifully maintained ponds. Photos of the ponds over the last few years demonstrate that they do not look this way any more.

Any homeowner that lives on the ponds has experienced the smell, tall grass growing in the ponds that should not be there, slipping of the banks due to lack of maintenance. Walk the ponds to see this, with a board member, and they will show you. Contact us and we will glad to assist especially any new homeowner.

2. Has dredging, pond plants, bank border repairs begun?

Answer: No. Not one ounce of dirt has been moved. Documents showing the permits for the ponds are in the Fontana Estates covenants book you should have received at your closing. It also contains the bylaws. Contact Jeff Davis for a copy if you do not have one.

The Community Association Management published this on ponds. Please read it: <http://communityassociationmanagement.com/c29-facilities-a-maintenance/c31-amenities/maintaining-your-retention-pond/>

3. Are bids obtained for repairs to common areas?

Answer: Yes. In the May 2019 newsletter you were provided with some of that updated information so that you could see the process we are going through. We send out letters and make phone calls to vendors. We interview and meet with them. Talk with them on the phone and negotiate pricing. We do not believe in over spending. In fact, our actions demonstrate that we are conservative and do what is necessary to save your money.

When we obtain bids it doesn't mean those vendors will be hired! We never said that we were going to hire them or spend \$400,000. We all pay the same amount in HOA fees. In fact, many volunteers in the community also believe this and that is why they volunteer their time to help with upkeep and repairs. Please thank the people who have the time and energy to do this!

Many bids, usually more than 3, were also obtained for the following: landscaper, gardeners, plants, power-washer, fence repairs, attorney's, management companies and more. *You can be proud that your TEAM of Board members is working hard and so diligently. In fact, over 30 homeowners hired the same power-washer at the negotiated*

price we obtained. It was a huge savings for all of us. If you still need to power-wash please contact the BOD and we will give you the contact information.

4. Has an inspection been done of the ponds to determine if it is in compliance with the permits issued when it was turned over to the Fontana Estates HOA?

Answer: Yes. The inspection was completed and submitted on June 5, 2019 by an engineer. The official document shows that the ponds failed the inspection that was issued on October 3, 2012.

5. Who sends out letters in the mail?

Answer: The management company for HOA sends out the mailings. They will have their name and contact information on it. If you have received a letter concerning your property it is because Don Asher, the management company, sent it out after they have done a drive around. This is what all management companies do as part of their contract. Please respond to any letter that they send to you. Recommendations they make for example, driveway repairs, can be delayed per your response. Any other letter you get in the mail is unauthorized and we are finding that the information in those letters is misleading and incorrect. If you receive any letter of that nature please report it to the management company (Jeff@donasher.com) or BOD. Jeff, our manager, did the last drive around and will continue this process once a month.

The BOD has also had reports of unauthorized emails going to homeowners with totally incorrect information. Just so you know, we did not voluntarily give out homeowners private emails for this purpose. If you have questions or comments please contact your BOD directly. *We have been very transparent with providing correct facts to homeowners on a regular basis.* A few disgruntled individuals seem to be making up their own information to tell you. This is unfortunate and meant to confuse homeowners. If the individuals sending out these letters, emails or knock at your door and they want you to sign forms please know that this is false information. *The elected BOD does not agree with their methods.*

6. Who votes on HOA issues like hiring vendors?

Answer: The elected BOD. Many of us are professionals in our fields while others are original homeowners. We all live here full-time and have the knowledge and understanding of what it takes to run this corporation. We always follow our responsibilities set up by the State of FL. We have committees of homeowners that assist in getting bids. Interview these people and make a suggestion to the BOD. **The BOD then votes after being given this information. This is a totally accepted method that corporations follow. We are a State of Florida Corporation and follow the law.**

Since we are a corporation we follow the methods of holding board meetings and the structure that they are to follow. Homeowners attending such meetings need to follow Florida law. When you have questions please ask prior to meetings so that they can be addressed at the meeting by a board member. BOD contact information has been provided to do this. New homeowners might especially

want to speak to the BOD since they don't have the historical perspective on Fontana Estates that the present BOD has.

If you have any concerns please address them now and the BOD will get back to you. Your support is greatly appreciated. We are working to create a pleasant beautiful community where people can live and feel safe and happy.

Questions can be answered accurately by contacting the following individuals. If we do not know the answer at the time we will research it and get back to you. Any official documents that you need can be obtained from the management company.

- Don Asher Management Company has assigned a new property manager,

Mr. Jeff Davis. He can be reached at 407-425-4561 or email: jeff@donasher.com

- **Board of Directors:**

- Dr. Telka diFate at 203-675-9817 or Email:

fontanaestates2@gmail.com

- Robbie Hollister's Email: roberthollister@hotmail.com

- Joe Rybarczyk at 269-519-8999 or Email:

joerybarczyk@yahoo.com

Any non-board individual(s) distributing information that is contrary to the official documents provided by the elected Board of Directors is considered misleading and false.

Please contact one of the names listed above for proper information. As a corporation we follow Florida State laws and we provide only factual information to the homeowners it is never fabricated.

To keep informed as homeowners we ask that you please read the only official homeowners newsletter and website at:

Fontana-Estates.com

The direct email to the Board Of Directors is:

Fontanaestates2@gmail.com

Your cooperation is necessary to help our community be informed by being educated so that Fontana Estates is a friendly and safe place to live.

According to the cooperate attorney only approved minutes from Board meetings are official records. No other records or video-tapings are official.