

***FONTANA ESTATES COMMUNITY OFFICIAL
NEIGHBORLY NEWSLETTER UPDATES
May 7, 2019***

To: All Fontana Estates Homeowners
From: The Fontana Estates Homeowners Board of
Directors

Dr. Telka diFate, President
Robbi Hollister, Vice President
George Kriss, Treasurer
Mark Hudak, Secretary
Giselle Carnaby, Director
Debbie Creore, Director
Joe Rybarczyk, Director

Dear Homeowners:

Please read this entire newsletter with the most recent important information from the Board of Directors (BOD). We are providing an update on the situation affecting us all as homeowners. The present BOD is working with professionals, who are experts in their fields, on evaluating and correcting situations that have developed here at Fontana Estates. Although we have been providing updates through BOD meetings, newsletters and the website we now have enough information to compile a comprehensive update. The present BOD has many conscientious individuals who are spending

countless hours to help get our community on track and to minimize the damages that have accumulated over the years.

Please do not let other individuals try to provide you with false statements and information. We have the documents to support the data being provided to you.

Here are the facts concerning the ponds:

The engineering firm that did our original permit transfers knows that we are not in compliance with required permits from STJWMD. This is because studies and certifications have not been followed over the years since Toll Bro. left the community in the hands of the previous BOD. The current pond conditions show an extremely compromised state and the engineer states: "In my opinion the actions of the former Board of Directors to 1) irrigate from the ponds without the proper re-supply from the well, 2) cut off electrical supply, 3) remove the lake level controls and 4) cutting pond supply line, set off a whole sequence of events that effectively lowered the water table in the ponds basin which exposed over 8 feet of soil embankment to heavy spring and summer rains. This washout is largely responsible for the degradation to the WMS which must now be corrected at major cost."

The St. Johns River Water Management District, by permit, provided this information to all homeowners in

the notebook provided with the covenants and bylaws. You can ask Don Asher for a copy if you do not have one. It states the following:

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Post Office Box 1429

Palatka, Florida 32178-1429

“8. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 14 days the entity shall submit an Exceptions Report to the District, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.

9. This permit authorizes the operation and maintenance of the surface water management system in accordance with the plans received by the District on November 8, 2006.”

We have been actively working to prevent a special assessment but here are the facts we have obtained so that you can understand the scope of the problems. These studies and repairs are required by law. These are preliminary numbers which may change.

- Present Engineer study \$14,582.00
- Present Survey study \$2600.00

- Dredging and repairs \$397,100.00 (to ponds per permit)
- Pump reconnected \$4920.00 (per permit)
- Upgrade pump zones \$1800.00

Total \$421,002.00

Bills left behind by last BOD and Towers Management Company that were not paid by them and had to then come out of this years budget. Here is an abbreviated list:

- Reserve Study \$2250.00
- Arbitration \$144.75
- Attorney \$2900.00+
- Arroyo bills \$3000.00+
- Lake Doctors \$365/month (Increased to monthly treatment due to algae bloom as a result of pond issues)
- Duke Energy \$2,000+ (Towers held bills for more than 3 months and did not forward them to new management company)

Repairs that were not taken care of by previous BOD and had to be done by present BOD:

- Repairs to hurricane damaged wall with Certa Pro \$2295.94
- New batteries for gates replaced every 2 years \$115.02
- Front gardens \$1,000.00 (We are saving over \$3000 if volunteers plant garden since almost everything died due to lack of irrigation repairs)
- Broken Fences around community \$100.00 (We saved over \$800 with volunteers doing repairs)

- Expenses incurred by last BOD for legal fees: Over \$3,000 for last year+

Did you know that an average mailing to homeowners cost the HOA over \$173.00? If we had all homeowners email addresses we could email the newsletter.

Addresses are now kept confidential. The last management company, Towers, violated this policy.

Next budget year updates:

1. Every two years an engineer is to inspect ponds and file a report with St. Johns Water Management at a cost of about \$2,000.00.

2. Duke Energy bill will increase within the next 2 years since the 10 year contract will be up. The new price will be almost twice what we pay now per month. The approximate change will go from approximately \$800 to about \$1400/month.

3. Security system with possible bar code reader or cameras range from \$7,900 to \$14,000 depending on options and system. Bar codes put on car windows would eliminate clickers.

4. Replacement of photo eye \$300-\$631.00. Since no one can figure out why the gate opens randomly and stays open this is one suggestion of a repair.

FYI: The gates will open when high frequency sounds are relayed to the SOS box. They will then stay open for at least 15 minutes. You can have them close by just

pressing the SOS buttons (two of them on the small white box behind the call box). Otherwise, condensation builds up on the eye sensors but only when it is humid. After careful review and thousands of dollars spent over the years, by having the gate company come here, these are simple solutions that present homeowners are doing to help save money.

Some of the expenses at the present time may seem unacceptable if you do not understand the situations that your present BOD are dealing with. As you have read the pond repairs are not optional. We are also dealing with some of the following issues: harassment; hacking into board members and the management companies emails; setting up false email addresses using board members names and sending emails out to homeowners; and sending unauthorized letters to homeowners. Recently someone tried to steal \$150,000 from our reserve account.

The Fontana Estates HOA does not have a Facebook page and management companies and lawyers alike advise against having them. We have asked politely that our associations name not be used plus a picture of our front entrance but we have been ignored. As a result we have had to take this situation through legal channels. This all could have been avoided in a neighborly fashion with mutual respect and helpfulness.

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 our community is a friendly and safe place to live.

Only approved minutes from Board meetings are official records. No other records or video-tapings are official.

IMPORTANT NOTES:

- The BOD approved putting Reserve funds into an interest account with a yield of 2.15% and FDIC insured up to \$250,000. This is much better than the 0.05% interest that these funds have been in for years. This step was recommended in 2014 in the Reserve Study.
- Many thanks to volunteers who have been helping with the gardens, meeting with vendors for a security system, gardens and more.
- Please be aware that water for landscaping should be coming from a homeowner's private well or Orange County. Reclaimed water is not available at this time and will not be for many years according to Orange County. *Any other method is not acceptable and anyone found to be obtaining water by tapping into any other system will be held accountable and reported. Fines could be substantial.*

- If you would like to participate in a separate committee sponsored by the Orange County Sheriff's Dept. called Neighborhood Watch please send an email to the following for more information:

Fontanaestates2@gmail.com

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