

**Fontana Estates Community Homeowners Association, Inc. Orlando, FL 32820**

President: Dr. Telka diFate Vice President: Joe Rybarczyk

Secretary: Bill Bell Treasurer: George Kriss

**Board of Directors**

Edilma Alvarado Bach Hoang Brian Straub

**News Update #3 June 2022**

Dear Homeowners,

Your Board of Directors an official website was created and maintained by the Board, as the governing entity, for our community. It provides transparency and facts for all that read it. Please access it frequently to keep updated:

**FONTANA-ESTATES.COM**

The Board Directors arranged for Attorney Scott Kiernan to speak at a zoom presentation on June 17<sup>th</sup>. For those who could not attend it was informative and clarified the misinformation that Yang Liu (Betty) and Christina Hargrove are spreading throughout the community. Attorney Kiernan emphasized that his client is the corporation, Fontana Estates Community Homeowners Association, Inc., not the homeowners. He also stated that the presentation was a courtesy to the board to address the gossip being spread that was counterproductive to our case against Toll Bros. Attorney Kiernan stated that he is **not** charging the homeowners a large fee that they will each have to pay in a special assessment. Cases are always by contingency i.e., when the lawyers win, they get a percentage. There are no up-front expenses. If we lose our case there is no liability. Attorney Kiernan also stated that the Board of Directors are doing their fiduciary responsibility by having a case of this nature. **The Board is not and has not done anything illegal.** Toll Brothers has to respond to a certified CPA's investigation that **\$90,000 was not put into the HOA's reserve account.** These funds are then used to make necessary repairs to the infrastructure. This includes but not limited to the ponds, gate system, walls, fences etc. Attorney Kiernan asked the 22+ homeowners who attended the zoom presentation, "who did **not** want that money.?" NO ONE REJECTED IT. In any case, a vote of the community was not and is not advised by the law firm.

In a previous newsletter we also addressed the origin of the effort to recall your board of directors. It is a sad situation that a few individuals who purchased a home here are dissatisfied with the covenants and bylaws and attack the board for enforcing them. None of us wrote them, Toll Brothers attorneys did that, but we are all legally obligated to follow them. When you purchase here it is the owner's obligation to learn about Florida laws. Almost everyone in this community abides by this owner agreement. This Board goes above and beyond helping neighbors. In the last 20 months the Board members have visited the home were Betty lives. Four different Board members have physically assisted with landscaping and recommended landscapers on over a dozen different occasions. More Board member volunteer hours have been put into assisting this couple than all the other homeowners combined. Yet, this is where we are. Your president and her husband have been accused of sticking their hand into the till of this community in an effort to recall the board. The previous newsletters also addressed this issue. To reiterate: All invoices are approved by the 7 Board members. The reason why owners purchase items for projects is to help save the community money. None of these funds are for personal reasons nor are any owners paid for their services. For example: the dog station on Bellezza Drive was purchased and installed by volunteer owners; the same is true of the speed limit signs

and solar streetlights. All these things involved volunteers fronting the money to make the purchases, turning in the invoices, and being reimbursed. Please note that the people spreading misinformation do not volunteer any of their time to help this community.

So what has this Board of Directors done?

Numerous programs have been sponsored by this Board of Directors specifically designed to inform homeowners about the ponds, safety, and hurricane season etc. In the past we had the state engineer for St. Johns River Water do an impressive PowerPoint presentation. The agency found defects in the ponds and drainage system, so it was all explained to homeowners. This was arranged by the Board President plus the engineer did this on her own time and for free. These were mandatory repairs that had to be completed in a specific time frame. This board met the challenge successfully.

We have a Neighborhood Watch program and have had numerous sheriffs speak about safety issues and a Hurricane Preparedness speaker. The Board has all of this information provided for you on the official website. None of these programs or projects were handled by a management company or manager. They were successfully taken care of by this Board of Directors.

When you drive up to this community look around. It looks beautiful. It is well maintained by homeowners and this Board. In the past this wasn't the case. Now we have volunteers that have planted the colorful flowers and beautiful bushes not to mention the installation of all of the river rock. These unpaid volunteers also made most of the decorations used in the front entry areas for various holidays. These hard-working volunteers have especially enjoyed the camaraderie. Drive through the community right next door. It was built at the same time as Fontana Estates. The difference is striking. This is a consequence of the inability to enforce the rules of the community.

This board has also had a balanced budget to meet expected expenses. Board members spend a lot of time reviewing the monthly financial reports. To create a fiscal budget we speak to all of the vendors to plan for the upcoming year. Not an easy task when you can't predict world, national and local events that effect prices. No one wants to have a special assessment especially this Board of Directors, so anyone insinuating that is really trying to scare you. The fact is this Board has been staying in budget for years due to their extensive planning methods.

Some homeowners may be under the impression that the management companies do all of the work for you communities, especially at the price they are paid, and that the Board of Directors (homeowners) can depend on them doing everything. **Anyone on the Board of Directors can tell you this is totally not true.** In fact, the early years of the community demonstrate management company deficiencies. Managers usually have 10-12 HOA's that they must oversee and only come by once a month for a drive around. They don't physically have time to solve all the problems of each community in a timely manner. Anyone living here 5 or more years ago experienced that firsthand. To address the short falls of these management companies your board has identified the deficient areas and taken over the responsibility for them. An example here is when the gates were struck by lightning. The management company at

that time wanted to settle with the insurance company for \$5000. We took over the case and ended up with \$53,000 in remuneration.

This are just a few of the reasons why this present Board of Directors volunteers so much of their time to make Fontana Estates a great place to live. They are a positive group of diverse individuals who treat the common areas as if it is their own property. Vendors need to meet our high expectations or they are not invited back for a contract. That is the logical way to handle this corporation and you probably do the same thing when hiring vendors for your home repairs and maintenance. Board members interview numerous companies before hiring them. On the other hand, management companies have little incentive to find the least expensive quality vendors for a community.

Any homeowner can run for the Board of Directors each year at the Annual Homeowners meeting. In the last few years you have elected some of best people for the board, people who have spent years volunteering here in your community. No one makes them volunteer. They do it because they want keep Fontana Estates a great place to live. We have all purchased homes in this luxury community and want to live peacefully in pristine surroundings. **In a perfect world no one would need reminder letters to maintain their property but that is a major reason for us to retain a management company. Let's work towards a zero reminder letter goal.**

If you would like to request more information or contact your board members, please email: [Fontanaestates2@gmail.com](mailto:Fontanaestates2@gmail.com)

You can speak or email any of the Board members since they are a diverse group of individuals that have moved here from Vietnam, Columbia and all across the USA.

Sincerely,  
Board Of Directors Fontana Estates Community, HOA, Inc.  
President: Dr. Telka diFate  
Vice President: Joe Rybarczyk  
Secretary: Bill Bell  
Treasurer: George Kriss  
**Board of Directors:** Edilma Alvarado Bach Hoang Brian Straub