

Dear Homeowners,

Your Homeowners Association has an official website that was created and is maintained by the present Board, as the governing entity, for our community. Prior to this no official website existed to give you factual and updated information about your community. It provides transparency and facts for all that read it. Please access it frequently to keep informed. This happens periodically as needed. Many questions can be answered if you read through the index located on:

FONTANA-ESTATES.COM

Index includes:

- **General Information with HOA dues, Management Company with Homeowners accounts, Calendar and more**
- **News Alerts • Security**
- **Photo News • COVID 19**
- **Video • Vendors and Events**
- **Docs and Forms for owners • Hurricane Information**
- **Orange County Information**

Your present Board of directors have worked tirelessly as volunteers and full-time homeowners for many years in this upscale community. It is important that all owners who purchase here become familiar with the covenants ie rules and laws before purchasing here. The State of Florida has set up laws governing these communities and assumes that responsible adults will run them properly and that homeowners will abide by the laws that govern them. Enforcing these regulations is only a small part of what the present seven Board of Directors does daily for all of you.

HOA Updates in the Community:

Important information about your community **budget** is updated on the official website (just go to the **VIDEO page and click on the reserve study videos**) These 3 video presentations on the Reserve Study discuss the budget and how inflation effects the financial plan. The first two videos are short and explain the reserves succinctly.

The **Reserve Study** is necessary to ensure an equitable funding plan for all the common areas that the Homeowners Association is required by law to properly maintain. The Reserve portion of the budget is to pay for the constant deterioration of the property and make sure that funds are always available to pay for it. Your present Board of Directors are very conscientious about this process and since the community is at least 10 years old now numerous projects have already been addressed and at this point more are planned almost every year.

For example, the following projects have been completed per the Reserve Study: entry gate mechanisms updated; call box updated; irrigation system and garden lights updated; well and pump updated; back wall repaired and painted to name a few. **Next will be street crack repairs and sealants. That is planned for this winter. More information will be mailed out to each homeowner.**

By 2030 the streets will need asphalt pavement mill and overlay. This is probably one of the most expensive repairs that the budget will have to complete but it will be totally necessary. The 2022 Reserve Study inspection indicated that the streets are in worse shape than expected. **As a result, the amount of money needed to go into that line item in the budget for 2023 will increase from \$47,571 to \$61,000.** This amount will also rise annually until 2030 to pay for the major street renovations.

For the 2023 Budget the Board has been informed of some other increases: 3% increase in management company fees and over \$175/month more for landscaping. The mandatory HOA insurance rates have already increased by over \$2,000/year due to so many insurance companies leaving Florida. As more information is obtained the more it will affect the next budget.

- Expanding the streetlights in the community since it is very dark in many areas at night is another issue. This has been a major complaint by many owners. Duke Energy determined that the present streetlights are about 40 ft further apart than is typical for adequate coverage of the streets and sidewalks. Installation of more electric lights is expensive and inefficient. Transitioning to solar will help when the power is out during black outs and hurricanes. Presently all Duke electric streetlights are rented at approximately \$800/month. Annually we pay approximately \$9600 for these poles. Since Toll Brothers left the community homeowners have paid \$67,200. You do the math. Solar streetlights have a long-life expectancy and require no electricity in the sunshine state. The rates we are paying Duke Energy were set 10 years ago and are expiring. Duke has informed us that there will no longer be long-term contracts. That means rates can change at any time. This is not good news for our community.

Since October 2021 we have had two solar streetlights that have functioned perfectly. More are planned that will be owned by the HOA and will pay for themselves in a year with no rental fees. This is another way that this Board can save the community money.

- Updating the phone connection to the front gates will be taking place soon.

- Numerous programs have been sponsored by this Board of Directors specifically designed to inform homeowners. Coming soon will be a **Neighborhood Watch Program** presentation by Zoom provided by the Sheriff's Department on August 23, 2022.

- We are still waiting to hear the final approval from **St. Johns Water Authority** concerning the pond recertification. The engineer submitted the pond report to them prior to the deadline. The engineer from St. Johns is supposed to conduct a sight visit but they do not give us a timeline for that surprise visit. **Previously we asked anyone who is hitting golf balling into the ponds to retrieve them since this could hinder the pond inspection approval. Not getting recertified can cause a fine to the HOA and once again that can affect the budget.**

- On July 7, 2022 our management company professionals volunteered to conduct a zoom Town Hall presentation at the request of the Board of Directors. The President of the Orlando Branch Marilyn Nieves along with Director of Accounting Gabriela Jakobsen spoke for almost an hour. For those who couldn't attend they reviewed the security processes so that funds are not stolen or misappropriated. Monthly financial documents are reconciled, and the Board members review them monthly. They discussed the Florida laws and governing documents for Homeowners Associations and their role and the Boards in following them. They praised this Board for doing so much for the community as dedicated volunteers.

- In the past few months Yang Liu, known as Betty, continues to walk the community creating a negative image of the BOD that she and a few others have fabricated for their own purposes. She has also been showing up at our management company, (Associa), and the HOA corporate Attorney's office without an appointment and expected to be seen. On one occasion while at Associa she called the police when she did not receive the answers she wanted from the manager claiming that Associa was falsifying documents. A month later she behaved in the same manner at the Law Office of the Corporate attorney for the HOA. When she was informed that the attorney was not present, she called the police once again claiming fraud. These are not the acts of a responsible individual.

During this time she and her husband have also been sending harassing emails and text messages to Board members. All the Board members handle themselves in a very professional manner but we have had to use our attorney's services to defend the board against these false accusations. This is one of the places your HOA dues are going. They are paying for those who don't want to follow the established covenants and laws. The Board was supposed to be using our budgeted legal fees to update the covenants and get the reserve line items pooled so that special assessments will never be needed. It takes irresponsible people to waste others money. Please be aware that if you were deceived with misinformation to sign a form to recall the Board of Directors, **you can rescind (retract) that signature.**

-----Cut Here-----
Just email/ this to: Fontanaestates2@gmail.com; mail or drop off a letter (to 18144 Bellezza Dr.) using this statement:

I/WE, the undersigned, as the homeowner of the address _____, do rescind the proxy recall ballot, that I/WE previously signed concerning Fontana Estates Community HOA, Inc. Board of Directors located in East Orlando, FL 32820.

Today's date: _____

Print Name of Owner(s) _____

Signature(s) _____

Get to know some of your Board of Directors:.

Dr. Telka diFate, President and has worn many hats in her professional career. She started off in the medical field after training at Cornell Medical College in NYC and also raised 3 children. With her Doctorate degree she has worked extensively with special needs children.

Telka has been president of numerous organizations including the City of Milford Public Library; Annual Milford Oyster Festival; Women's Club; President Association for Supervision and Curriculum Development (ASCD) Graduate College Chapter; President of The American Legion Auxiliary 242; She has sat on Board of Directors CREC AARC Program for Special Education and more.

Some of her community service awards include: President Of The United States Call To Service Award, for Lifetime Achievement in Volunteerism; Mayor Youth Award as Advisor for the Milford Girl's Volunteer Organization; The White House Millenium Council-Millenium Green Project Award;

George Kriss, Treasurer has a long history of being the treasurer with the steel industry union in Maryland until he retired and moved here to Fontana Estates. He has been a real asset as Treasurer by reviewing the financials monthly. He has been instrumental in moving our funds into interest bearing accounts that have earned up \$6400 to date. This was a new endeavor under this administration that has helped the community. Presently, he is researching new ways to earn interest for the reserve account funds.

Bill Bell, Secretary is an Army Veteran and has been employed in the insurance industry for many years. Bill is involved in contracts and insurance law as well as litigation. He has been very helpful in guiding the HOA with many legal issues and is an original homeowner here.

Joe Rybarczyk, Vice President. has had a professional background in the medical field for the last 19 years. In addition, he has experience in real estate and property management for numerous properties including comprehensive knowledge dealing with many Homeowner Associations, residential communities and property management companies. As a member of the Board Joe oversees the common areas for landscaping. Joe has attended many vendor meetings

and has done an outstanding job for the community. He is always available and willing to help get jobs done. Joe is an original homeowner here at Fontana Estates.

Much of the information can be found on the official website so please read it frequently. It is meant to keep you all informed. All of the people that help to create this site and supply the information are all community volunteers and should be thanked.

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