

**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 #2 June 2022

Dear Homeowners,

Currently, Betty Ly, aka Yang Liu, and Christina Hargrove have been canvassing the community to recall your board of directors. The arguments being put forth to residents for this radical move are deeply flawed if not wholly fabricated. One of the fabrications being presented is that homeowners will be paying a large assessment due to legal fees being racked up in a lawsuit with Toll Brothers. These women have not contacted our legal counsel or any one of the board members concerning this matter but have not hesitated to misinform homeowners with their assumptions of what is going on. The best way to counter this fantasy is to have our construction attorney give a presentation explaining our ongoing legal concerns. **The Board therefore invites all owners to attend the following ZOOM TOWN HALL PRESENTATION:**

Friday, June 17th starting at 5:30 p.m.

Please go to the official website:

Fontana-Estates.com

Go to calendar of events for June 17th and click on the zoom meeting

All attendees will need to give their name and house number upon logging in certify they are a homeowner. A proper code of conduct by all attendees will be followed for this presentation. Unfitting behavior such as vulgarity, harassment or vulgar avatars will result in the attendee being dismissed from the meeting.

Another argument being spread to the community is that we waste our money on legal fees. An HOA attorney is paramount to any homeowners association. Attorneys protect organizations, that's just the way it is. And a homeowners association is no different. They perform tasks and consult on issues that an HOA would otherwise have no way of doing. Attorneys can aid in everything from amending by-laws to collections, as well as provide legal representation should the HOA need it. Unfortunately for many community associations, there are always homeowners who do not pay their assessments. This could stem from a number of reasons including downright refusal to do so. Most HOA boards, including our own, do everything they can to collect delinquent dues, including imposing late fees and even revoking privileges. If the board chooses to take further action, such as file a lawsuit or place a lien on the property, it will need the help of HOA attorneys to make sure we act within the parameters of the governing documents.

This upcoming town hall presentation is also an example of your board of directors requiring legal council to inform our homeowners the facts in order to stop the counter productive and divisive dissemination of misinformation.