

OCTOBER 2021 NEWSLETTER
For All The Most Up To Date Community News
OFFICIAL WEBSITE: FONTANA-ESTATES.COM
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 Brian Straub Gary Smallwood

Dear Residents and New Homeowners,

Please read this updated newsletter. It includes the most recent information for homeowners including the proper Annual Meeting process. Please continue to be aware that hurricane season doesn't end until the end of November. Please check the official website for information pertaining to hurricane preparedness and other local topics especially on community safety. The **Neighborhood Watch Program** took place on **September 27, 2021 by Zoom. This informative PowerPoint presentation video by Deputy Sheriff Jose Vasquez is on the official website Fontana-Estates.com for all homeowners to now view. He will do a security assessment of your property if you contact him directly.**

Annual Reports Updates
President Dr. Telka diFate Vice President Joe Rybarczyk Secretary Bill Bell

The front of the community was recently power washed, and it looks terrific. This includes the pavers, sidewalks, gutters and park gazebo roof. Please look to the **official website for pictures and the latest updates at: Fontana-Estates.com. We will also be cleaning the sidewalk along Lake Pickett as soon as the vendor is available.**

Monthly maintenance is performed on the ponds. This has helped prevent any algae blooms this season. So as to prevent any misconceptions about the water levels of the ponds they can only be filled by natural methods such as rain. Saint Johns River Water Management District (STJWMD) dictates proper protocol for the ponds and we are obligated to follow them. especially since we have to have them inspected every few years. A report by the engineer that completes the inspection must also be submitted to STJWMD for approval.

We are waiting for the final \$275 to be reimbursed to the community, from the insurance company, for the lightning strike. **That will make the total refunded to the HOA to be \$56,134.70. This covered repairs to the wall, palm tree removal, front lights, gates and total irrigations system.** HOA Secretary Bill.Bell was who helped with the lightning strike insurance claim issues actually works full-time in the insurance industry. He is an original owner and lives with his family on Bellezza Drive.

Architectural Review Committee (ARC) applications have been at an all-time high. Our insurance company and legal advice have made it clear that if homeowners are hiring a vendor that they need to have attached to the ARC application proof of Florida license, liability and workers comp. insurance. Please, submit the application before you start an outdoor project on your house or property. For example: painting the house or front door, changing the trees on the property, painting or altering the mailbox, adding garden edging, adding solar, adding a generator and much more. The form can be found on the official website.

Vice President Joe Rybarczyk-You may have noticed the updates to the front gardens. Our landscapers did a great job planting flowering bushes. They even came in on the weekend to plant them and to update the irrigation system so that they all would be watered properly. Many thanks to the Beautification Committee for their work on planting flowers, putting up decorations and much more. If residents would like to join a committee please just let a Board of Director know. The park closes at dusk so please abide by this policy. A sign is posted on site.

OCTOBER 2021 NEWSLETTER
For All The Most Up To Date Community News
OFFICIAL WEBSITE: FONTANA-ESTATES.COM

Board of Directors

Bach Hoang works full-time as an engineer but still has time to volunteer on the Board. If you live along the back wall of the community please keep all plants and trees trimmed at least 12 inches away from the wall. Grass needs to be cut right up to the wall, no vines should be growing on it and any objects touching the wall should be removed. Close inspections of the wall show that repairs will be necessary.

Brian Straub please keep up with maintenance to your property. This includes keeping the proper type of grass, that Toll Brother installed, along with frequent mowing and edging. Keeping bushes trimmed to a height that doesn't cover your windows is recommended for safety.

Driveways and sidewalks should be kept clean of rust and mold stains not to mention weeds. If you haven't cleaned or painted your mailbox please do so. Directions on how to maintain this clean look is on the official website along with the. The type of products that can be used is also on the website

Gary Smallwood officially resigned his position after almost 2 years. Many thanks for his time and efforts. The Board of Directors therefore voted at a BOD meeting, on September 16, 2021, **Edilma (Mimi) Alvarado** as his replacement. Mimi lives on Bellezza Drive with her two sisters. Mimi was in Business Administration as a manager for a finance company in her native country Colombia. She has been living in the United States for more than 25 years and is presently retired. She enjoys gardening, traveling and exercising. She has been on the Fontana Estates Beautification Committee and enjoys volunteering.

Treasurers Report by George Kriss:

Please pay your HOA fees on time since late fees do apply. Fees are due to the management company on October 1, January 1, April 1 and July 1st annually. Associa handles all Association funds and financial reports for the community as did all of the previous management companies.

The latest financial statements from Associa dated **August 31, 2021**

Total Operating Funds: \$49,196.16

Total Reserve Funds: \$277,689.10

Total Owners Equity-Prior Years: \$28,720.24

Total Capital Reserves- Prior Years:\$248,986.58

Total Current Receivables: \$4,288.74

Total Assets: \$337,231.62

Total Current Liabilities: \$21,531.55

Total Owners Equity \$277,706.82

The budget includes the 12- month period with estimates of revenues and expenses that the community will reasonably incur. It includes the operating budget for day-to-day operations of the association and the reserve accounts. The reserves are for future maintenance needs. This includes but not limited to street repairs, capital improvements, storm debris removal, engineer study, reserve study and more. At this time these funds can only be used for the line item it is designated for. Once the budget is adopted homeowners can obtain a copy upon written request, for no charge, from the management company.

In accordance with Florida Statutes the year-end financial report for 2021 will be prepared for Fontana Estates HOA. Within 21 days after the financial report is completed at the close of that year, but no later than 120 days after the end of the fiscal year, the management company can provide a copy of the financial report to homeowners upon request at no charge. It will be available once it is completed. You may request a copy by email once it is completed at cmpadmn@associa.us or go to the official website to view the report.

The Annual Homeowners Zoom meeting will be October 26, 2021 starting promptly at 6:30 p.m. Procedures for the meeting are as follows. No other methods will be utilized:

OCTOBER 2021 NEWSLETTER
For All The Most Up To Date Community News
OFFICIAL WEBSITE: FONTANA-ESTATES.COM

• Owners can start to sign in at 6:00 p.m. for attendance. If you have questions, please contact your BOD before the meeting. If you want to speak during the meeting or have questions, please raise your hand or type it in to the webmaster. The webmaster can also be called at 203-589-5753 if you have a problem with logging in.

• Meeting will begin on-time, but we must have a quorum to have the meeting, so it is important to sign into the meeting by 6:30 p.m. The agenda for this meeting is mailed to you and will be on the official website.

• This election is for 3 board positions, each for 2 years.

• Nominations are from the floor only (during the Zoom meeting). Homeowners will raise their hand to be recognized to nominate a homeowner. The nominee must be present at the Zoom meeting and accept the nomination.

• Names of nominees will be listed on a paper and held up for all on Zoom Meeting to read.

• Once nominating is completed nominations will be closed so no more names will be added. Each nominee can then have up to 3 minutes to speak.

• The Voting is by secret ballot. Ballots were mailed to owners along with the meeting notice. Please write the names of all homeowners running for office on the ballot **but then put an X next to a maximum of three people that you want to vote for.**

• Only 1 ballot per house/address even if both owners are present at the meeting. • The ballot box will be located at the gazebo in the park. Please follow social distancing of at least 3 feet and then leave once you sign in next to your name and drop off a ballot. No mail in ballots will be accepted.

• One ballot per proxy. Please print clearly so the ballot can be read.

• The Proxy and ballot must be completed correctly to be valid. They are two different forms.

• Each ballot can only be used to write up to 3 **DIFFERENT** names, this is the same for proxy ballots. Voting will take place from **6:45 p.m. until 7:45 p.m. (The time may vary since we will need homeowners to go to the gazebo to drop off their ballot. We need to give about 30 minutes from the time nomination speeches have ended for all the ballots to be dropped off at the park gazebo).** This time is flexible and will be announced during the Zoom meeting.

• All ballots along with a proxy, if you have one, must be handed in for attendance at the gazebo. Attendance is taken when homeowners sign into the zoom meeting and at the ballot box location to make sure that the count is correct. It is okay if someone on zoom doesn't want to vote but we need a quorum to have the meeting.

• If an owner wants to mail in the Proxy please put it in the designated envelop to mail to Associa.

• Limited people will be at the gazebo who are involved in the meeting process. When you drop off your proxy and ballot, please wear a mask. Owners are asked to leave the gazebo since we cannot accommodate social distancing. The election count and results will be on Zoom for all to see.