

**FONTANA ESTATES COMMUNITY OFFICIAL  
NEIGHBORLY NEWSLETTER UPDATES  
October 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; Joe Rybarczyk, Director; Debbie  
Creore, Director

Dear Homeowners:

As of **November 1, 2019** the **new gate access code will be #pool or #7665**. Please do not give this code out to people outside of the residents who live here. This is part of our security system and we have found that in the past residents have even given out the code to pizza delivery people etc. This is not helpful in trying to keep Fontana Estates safe.

**We will also be changing the lock on the exit walk-through gate as of November 1, 2019.** If you do not have a key please contact Dr. John Vecchitto who can be reached at email: Lordvec54 @gmail.com. If you already have a key it will still work. If you need a key it will cost \$2.00 each. This is the price of having the keys made. Please remember that when you both go in and out of the gate you will now need to use the key to lock the gate.

All homeowners received, in the mail, the September newsletter and the notice for the Annual Meeting on **October 29, 2019**. It will be taking place at 6:45 p.m. at the American Legion Post 242 located at 17142 East Colonial Drive Orlando. Doors will open at 6:30 p.m. You will need to sign in when you enter. Attendance is taken for a quorum to be established. When voting for the 3 BOD positions it is only 1 vote per home.

The **final Annual Budget meeting is scheduled for Monday, November 4, 2019** starting at 6:45 p.m. at the American Legion Post 242 located at 17142 East Colonial Drive Orlando 32833. It is 2.4 miles from our community.

**President's Report; Dr. Telka diFate**

This year has been very productive and many projects were accomplished. As a Board it is our fiduciary responsibility to act in the best interest of the community not only with the funds entrusted to the board but the property. This includes the common areas and the upkeep of the community as a whole with covenants and bylaws. The State of FL also has mandates that supersede our regulations. This has everything to do with keeping the grounds properly maintained, bills paid, keep up with permits and

regulations. We are doing our best to follow these mandates. From my perspective here is a *brief summary of accomplishments*:

- We created and oversee the Official website at: [Fontana-Estates.com](http://Fontana-Estates.com) with frequent updates for all interested parties to see. Then created homeowners secure section if you provided us with your email address.
- Some members of the BOD have attended two HOA Law conferences.
- A Neighborhood Watch Program was meeting conducted and the program is in full swing under the guidance of the Sherriff Dept.
- The front gardens by the signage were cleared of dead bushes and plants and totally re- planted. They are filling in beautifully and looking great. Over 150 plants have been planted thanks to our volunteers.
- Front signage power washed, repaired and painted since it was damaged in the 2017 hurricane.
- Sprinkler system repaired for common areas.
- A new Reserve Study was completed that will was last conducted every 2014 and should be done every 2-3 years.
- Studies were completed for STJRWD so that we could evaluate our water management system (ponds). This included survey and engineer reports.
- We contacted and interviewed many contractors for a new management company, CPA, attorney and landscaper.
- We met with the gate company and learned how to operate the gate system; We repaired the gates with new batteries and saved the community over \$300.
- We repaired the black fences in areas around the community
- The broken swings were replaced in the park and we saved another \$250 since volunteers did the work.
- We held community gatherings including: Decorate the Gates Party, Volunteer Appreciation, Holiday Sing-a-long, Children's Egg Hunt, Block Party etc.
- We made holiday decorations for the entry areas that will be used for years to come.
- Our Community Committees were formed and filled up quickly with volunteers.
- Joined the Florida Community Association and receive emails and a magazine with updates on laws and proposed laws. It is very helpful.
- We have worked with Duke Energy concerning repairs, updates to the rented streetlights etc.
- Our Tax return was completed.
- We met with other local HOA presidents to get ideas and references for venders.
- We started a forum so BOD could meet with homeowners at the gazebo on the weekend. Seems that the BOD were the only people that attended so we discontinued this.
- We have monthly informational meetings between the venders and BOD members to discuss issues and methods to resolve them. These Included: landscaper, management company, pond maintenance company etc.
- We obtained discount on power washing by negotiating with a particular company and getting at least 5 homeowners to participate. In all over 25 homeowners signed up and utilized this discount.

Methods used by this BOD helped to save the community at least \$20,000 with the assistance of the many community volunteers that stepped up to help. *We all owe them a debt of gratitude.*

**Robbie Hollister: Vice President**

Please see St Johns (STJWMD) letter enclosed with this newsletter. We are actively working on the requirements to get the Fontana Estates water management system (ponds) back into compliance per STJWMD.

Repairs to the well pump took place during the summer. We have a very good vender for this so he came within days of our request. We also utilize Lake Doctors monthly but the goal would be to eliminate them once the ponds are functioning as designed.

Important information by the surveyor and engineer was obtained and was essential for the STJWMD to review and utilize for their inspection and letter.

**Treasurer: George Kriss**

This year we opened up a CD that is for 11 months at 2.6% interest and is due 1/08/2020.

We also put a portion of our reserve funds into an interest earning account that was recommended in 2014. If we keep a min. of \$25,000 there we earn 2.13%. These are great accomplishments. By opening these accounts this adds funds to our reserve accounts.

Monthly financial summaries can be obtained from the management company upon request. Once the budget is passed any homeowner can ask for a copy of it for free or just read it in the back of your coupon book from the bank.

We encourage homeowners to pay their HOA fees on time. They are paid quarterly on January 1, April 1<sup>st</sup>, July 1<sup>st</sup> and October 1<sup>st</sup>. If you have any questions contact the management company.

**Secretary: Mark Hudak**

Taking minutes for the meetings can be very time consuming and if the management company is not present the Board secretary writes and types them up. I also over saw the park and gazebo areas. Future suggestions: Gazebo can use some repairs to the columns and then painting them.

**Board of Directors Reports:**

**Joe Rybarczyk**

Just a reminder that contracts are not going to be automatically renewed. Keeping a vendor is based on the work ethic and accomplishments that meet our expectations. We have met with the CEO and manager of the landscaping company numerous times and seem to have everything working properly at this time.

**Giselle Carnaby**

The BOD has good communication with the gate company and therefore repairs have been kept to a minimum. In 2018 over \$17,000 was spent on gate issues along with 12 visits from the company. This year we have had 2 visits from the gate company and 2 others required by law due to the threat of a hurricane. It is required that the company

come and program the gates to stay open and then come and release it once the threat has passed. The SOS system for the police and fire departments was replaced at a cost of approximately \$600. Law requires this system so that emergency vehicles can enter the community. We also investigated security systems for the entry gate area with at least 3 companies. We priced cameras, another gate, new bar codes and more. All of these changes are very expensive and required extra monthly fees for monitoring. Therefore, these were tabled for now.

**Debbie Creore**

No report

**Management Company: Don Asher with Jeff Davis is our manager and can be reached at 407-425-4561 or email: [jeff@donasher.com](mailto:jeff@donasher.com)**

- This HOA is a corporation and proper protocol is needed for our meetings to function properly.

Homeowners are asked to leave if they cannot follow policies set out by the State of Florida. Any disruptions and those people will be asked to leave or be escorted out. Homeowners are invited to attend and listen. By listening you can follow recent events in the community.

- The management company conducts all drive-arounds on a monthly basis. This is in all contracts. This is to make that proper standards are met. This includes but is not limited to: checking the quality of the landscaping at each home, house cleanliness, garbage cans visible etc.

**The BOD would like to thank all of the members of the committees for all of their suggestions, time and efforts. Great job.**

**ARC:** An active committee that received at least 10 applications this year for various reasons from homeowners to either put up fences, install solar power systems or paint homes etc.

**Beautification Committee:** Many meetings and emails were needed for ideas concerning beautification of the front gardens. At least 6 landscapers were contacted and interviewed for ideas and bids. In the end volunteers spent countless time purchasing, planting and adding river rock to finish the job. Other phases of the front landscaping include the areas by the black fences and islands.

**Bylaw Committee:** Had numerous good ideas to change covenants and bylaws but it all falls under the guidance of the attorney. The attorney recommended doing all the changes at one time due to the costs involved. 75% of the community would also then have to ratify each change.

**Compliance Committee:** Held a meeting to deal with homeowners that were over 90 days late in paying HOA fees. As per covenants and bylaws all services and privileges are revoked until they pay in full all fees owed the HOA.

**Website Committee:** The official website for anyone to read is: **Fontana-Estates.com**

Please access regularly to get updates from your BOD's. Information provided by any other individuals or sites is not official.

If you would like access to the secure section of the site please send your request to us and you will receive an invitation.

***At the present time we have a brief survey about the budget for homeowners to complete. In order for the BOD to understand your concerns please answer the questions before October 28, 2019. This survey is in the secure documents section of our website.***

### **Community Questions and Suggestions:**

We appreciate homeowners asking constructive questions and supplying helpful information to the BOD prior to meetings. Before meetings begin please email or ask your BOD questions. It saves time and may get you the answer a lot quicker. We are homeowners too and volunteering to do this job.

- **What can we do about people who speed in the community?**

After speaking with the police it is recommended that no one go over 25 mph. Since so many people have witnessed speeding by people who live here this topic needs to be addressed. If the BOD has to call the police to get them to come here we will be charged an hourly fee since we are a private community. These fees will be passed on to all homeowners with an increase in the budget and increase in the HOA fees.

- **Where does garbage dumped into storm drains go?**

It all drains into our ponds and then ultimately Lake Pickett. Please be advised it is illegal to put anything into the storm drains. This includes grass clippings, leaves, grease and chemicals. Please inform your landscaper that they cannot blow these materials into the drains. Dog poop bags also cannot be dumped in the storm drains. This is a directive from St Johns Water (STJRWD). This was mentioned to the representative at the meeting we had and as a result she wants all inflow pipes checked.

- **What can homeowners do to help with the pond situation concerning St Johns Water Management Dept.?**

Per STJWMD homeowners should NOT be using fertilizers near the areas of the ponds where there is run off. This includes using it near the sidewalks in front of your homes. All of this drains into the ponds and contributes to the algae bloom issues.

- **Why are homeowners invited to meeting if they cannot vote?**

Florida State law dictates how BOD meetings are conducted since we are a corporation we follow these rules and regulations. The elected BOD votes on all matters concerning the corporation. Even the format of the meeting is dictated by the State of Florida.

**Contacts:**

**Any non-board individual(s) distributing information that is contrary to the official documents provided by the elected Board of Directors is considered**

**misleading and false. Contact Dr. Telka diFate, Robbie Hollister or Joe Rybarczyk if you have any questions or concerns!**