



**Meeting with Bryan Baskin
Lake Fairways & Pine Lakes Community Manager
November 8, 2022**



Attendees:

Bryan Baskin
Crissy Betancourt
President & Vice President Lake Fairways HOA Leased Land
President & Vice President Pine Lakes HOA Leased Land
Vice President Pine Lakes Estate Land

Bryan Baskin is continuing to meet with the Presidents and Vice Presidents of each community on Tuesday. The schedule will continue for the next 2-3 weeks. We will then resume our respective monthly Liaison meetings with him.

Bryan issued a notice that due to the upcoming storm, all community amenities will be closed on Wednesday, Nov. 9th at 1:00pm, with a possible reopening at 10 AM on Friday to assess any damages.

With the planned closure of the amenities for both communities, we asked with a Robo call would be utilized. Crissy stated that it would be expensive to utilize a Robo call for this announcement, as the estimated cost of a Robo call to 500 residents would be \$250.00, so to communicate to all residents, the cost would be over \$1000.00.

Sandtrap Restaurant – Two companies will look at the roof for any structural damage. Bryan is hoping for minor damage and a quick fix. Bryan mentioned having a unique type of food, differentiating the Sandtrap menu from the Pub menu. Bryan stated that he will investigate the liquor license, as it only allows beer and wine at the current time. No estimated date given for opening.

Pub Restaurant - To keep waitstaff employed, Brian's waitstaff will be working at both golf courses, driving beverage carts and servicing any other golf course needs. A temporary French door will be installed so the inner shell can be opened for residents. Bryan stated that expanding the other section is being decided in Chicago. Bryan is looking into patio seating outside the Pro shop as well. The food menu will remain basically the same. It was suggested that the Pub be closed to outside patrons during the seasonal months, as residents of Pine Lakes and Lake Fairways could support it. Bryan will investigate licensing to determine whether it has to be public. Staffing remains a concern for both restaurants. It was suggested for Bryan to investigate local culinary schools or local universities for potential restaurant staff.

Security – Currently, the gate staff are not recording license plate numbers nor looking at driver licenses for incoming, nonresident vehicles. They are also not keeping a log of guests. Concerns were raised that gate staff continually leave the gate up while sitting in the gate house whether it be Diamond Security personnel or internal personnel. Another concern raised was that the resident list for gate personnel is not continually updated. Another concern raised was that there is no communication between the pro shop and the gate for incoming, non- resident golfers. Bryan stated that he will address these concerns. Bryan also stated that it is the resident's responsibility to call the gate whenever they are expecting a guest, contractor, or delivery (pizza, eg.) vehicle. If needed, the gate operator will tell the guest and/or contractor to request a multiple day or weeks pass at the respective community office if the visit or job is longer than a day. A further suggestion was to have a generator at the gate during a major storm so the gate can be operational, supply lighting and phone service as well.

Diamond Security will continue to work the gate during the week and weekends, while residents will fill in as needed. Neither Bryan nor Crissy knew if the security cameras at the gate were working.

Bryan will check. Management was also asked what other security cameras are working. CERT will be starting the annual toy drive in the lobby of the Lake Fairways Clubhouse. They would like that area covered for security purposes. The pool, the kitchen, the clubhouse main hall are other areas that should be covered with cameras.

Golf Course – Bryan stated that the employee rate to play a round of golf is \$5.00. The cost to rent a pro shop golf cart will also be \$5.00 for both employee and resident. Therefore, if an employee wants to play golf and use a pro shop golf cart, the cost to that employee will be \$10.00 to play. The decision to cease hiring residents is a mandate from Chicago.

Trash – Bryan stated that the County is understaffed. They will begin next week to pick up horticultural branches, etc. It appears the County will require all horticultural material to be put in brown paper bags. Whether horticultural or other debris, Bryan stated that it is the resident's responsibility to clean up their debris. Residents are responsible for the removal of all demolition and construction materials.

Title Turn in – Bryan stated that there is not much action here. One home has been removed from the Lake Fairways Estate section.

Fencing repair – Bryan stated that the priority of fence repair would be to secure the boundary fencing around both communities. Fencing around the storage area and water plant area would be next.

Miscellaneous - It was re-stated that if a resident has a concern or compliment, they must fill out a Resident Concern form and submit it to the respective community office. If a picture can be taken of the concern, i.e., tree, mailbox, etc., it would be helpful.

The air conditioner in the FISH trailer is being looked into to determine what is in the trailer and why it is running. The meter is also being checked to determine who is paying for this cost.

Tree removal – Joshua Tree will begin to remove all dead, dying, or hanging branches from trees. If there is a tree that the resident feels there is a concern, it is suggested that the resident must take a picture and submit it along with a Resident Concern form to the sales office. We do have a full time tree service operating in the communities. Holes in yards due to tree removal will addressed soon.

Street signs and stop signs will be fixed/replaced soon in both communities. Names plates will be replaced in Pine Lakes.

The pump has arrived for the hot tub in Pine Lakes. Bryan estimated that the hot tub and jets will be running within one to two weeks. Complaints regarding the temperature of the pools were discussed. According to pool requirements, temperatures should run between 78 to 82.

ELS has decided that dog parks will not be allowed in either community.

Respectfully submitted,

Bob Konetzny, HOAPL Board of Directors President
Karen Pratt Beals, HOALF Board of Directors President