



Meeting with Bryan Baskin

Community Manager of Lake Fairways and Pine Lakes

Tuesday, November 15, 2022

Present:

From Lake Fairways Board of Directors:

Karen Pratt Beals, Pres., Kevin Walsh, V. Pres., Tom Charbonneau, Treas.

From Pine Lakes Board of Directors:

Anna Marie Morrissey, Mike Gloss, Directors of Pine Lakes HOA II

Matt Heier, V. Pres PLE Board of Directors

TRASH

Horticulture can not be placed in the black garbage bags. You are to use containers, or the brown heavy duty horticulture bags available from any hardware store. Waste Pro will not pick up regular black bags that have horticulture in. Any materials lefts from any rebuilding, tear down or construction materials must be disposed of by the contractor doing the work. Aluminum is no longer being picked up by ELS. You must make arrangements for pickup through private parties. Large items such as furniture, appliances will be picked up however you have to call Waste Pro and make arrangements for pickup. The horticulture area back at the driving range is being cleared and residents may dispose of horticulture there during the hours posted.

RESTAURANTS

Neither the Sand Trap nor the Pub are open at this time. Safety is still the issue. ELS would like to offer two different types of menus from the restaurants. Brian, the manager, is working on menus that would be offered from each place. There would be a variety and not both offering the same type of food. The Sand Trap is the first restaurant they plan to open as it had the least damage. The staffing of the restaurants is being used at the present time on the golf course. They have carts on the courses offering beverages and other types of refreshments.

SECURITY

Security remains an issue. Residents cause many of the issues by not calling in visitors, vendors, etc. In the future the gate will be getting a copy of the drivers license and license plate. Diamond Security has issues with hiring qualified people, and at the present time we still have our own residents covering shifts.

KITCHEN

Residents still do not have use of the stove in the kitchen at Lake Fairways. We expressed to management that we have a community Thanksgiving dinner at Lake Fairways, and we will need to use the facilities. There is an urgency to the repair of the stove at Lake Fairways.

BUSINESSES OPERATING FROM HOME

During COVID many residents that normally work in an office were doing work from their home. There are residents that are doing nails, hair, grooming dogs, etc. in their homes in the communities. The prospectus does say no business can be run from a home. However, unless the business being run from home is not causing traffic issues, parking issues, and not infringing upon any neighbor, there has not been any action taken enforcing that regulation. However, that is not to say that issue will be ignored in the future should there be problems.

CATERING

Residents any club or organization can use whomever they wish to cater an event. If it is a private party, they must prepare the food in their own home, and will be allowed to serve from the kitchen in either community. They will not be allowed to use the stoves in the community to prepare food. This does not pertain to any of our own organizations or groups using any of the facilities in the kitchens. If clarification is needed regarding this, please talk to management.

ARC

Many residents are rebuilding the sheds, carports, and lanais they lost during the hurricane. ELS understands that at this time it would be impossible to obtain the correct permits for the construction of these units. Residents are asked to refer to the Architectural Guidelines that are available in the office, and from any Board member. Residents are expected to submit a drawing to the office as well as detail for what they plan to do and obtain the yellow form indicating that ELS has knowledge of work being done. Residents are expected to research the building codes and understand the danger to all should they be rebuilding without complying to the codes. The yellow form should be clearly displayed showing that they have communicated with ELS regarding the building they are doing.

HOMES

The notice of any transfer (sale) of any home to a person or insurance company must be given to the ELS office.

If a person wants to buy a damaged home, and flip that home, there are no issues. However, the office must be notified of the transfer of that home. The lot rent is still due from the original owner of the property until the new owner is established. A person may buy and flip as many homes as they wish, however, they are only allowed to own two homes (may own 2 in each community). Owners may rent their homes, however ELS must be notified and all renters must go through a background check and be approved. Communication with ELS regarding any activity on any property could eliminate future issues.

CERT

The services that are offered to both communities by the CERT teams was explained to Bryan Baskin. The need for the proper storage was also explained. The possibility of a shed to be used in Lake Fairways is being researched.

POOL

The temperature of the pool at Lake Fairways was discussed. The desired temperature for residents is in the 87 – 88 range. Right now, we have a malfunctioning heater. That repair will hopefully allow the temperature adjustment, especially during the cooler months. The horrible condition of the Lake Fairways pool was discussed. The vegetation, the total surroundings need attention. The hot tub continually has issues as well as the cleanliness is a concern of the residents.

Respectfully submitted,

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