

## ***Message from the Desk of the Forest Lake Estates Home Owners’ Association (FLE HOA) President***

Another very busy month at Forest Lake Estates. You would never guess it was summer around here, except for the hot, humid, and rainy weather. We had 2 functions in July and had over 200 residents attend each of them. The July 4th Pot Luck was a huge success. The HOA provided barbecued chicken and residents brought dishes to share. The food was absolutely amazing. If anyone went home hungry it was their fault. The second function was the Townhall Meeting on July 19th. I will mainly focus on this meeting and the questions and answers asked. After the meeting, we had about 150 family and friends stay for lunch which was paid for by Steven, our great ELS Manager. Below are the Discussion Items from the Meeting:



- ◆ Steve talked about new Office Building Area Status: Right now plans are to break ground on the new building late this fall. The new office will also include a fitness center which will be open to all residents. In addition, ELS plans on putting around 35 new homes, not park models, in this area. The new residents from these homes will definitely be part of the HOA. ELS is also considering a new pool for this area but it is still under consideration. When they start construction of the new building, they will also be making some major changes to the front gate (will address later). They hope to have this area completely done within 2 years.
- ◆ Steve and Stuart did 360 reviews of all homes in the park in the past two weeks. They will be contacting all residents in the next couple weeks about how they want to receive their write ups and pictures. I have attached a copy of the Inspection Checklist. Steve told us several times this past winter and spring that he would be doing inspections twice a year, in the summer and sometime in January. Residents who leave for the summer are suppose to get someone to watch their homes and keep them clean. With all the rain we have, the weeds and plants grow so fast. So if you have no one watching your home, you will have tons of weeds all around your homes. If you get a violation, please contact someone in the park who can help you clean it up. Steve and his Team has cleaned up the common areas and we have several volunteers help with Memorial Park (please contact Mark Matthews if you can help in the park). A bunch of residents already have started cleaning up and the community is coming together and cleaning up the best we can.
- ◆ I discussed the status of the new Rules and Regulations. By now all residents should have received a 2-page addendum to the Rules and Regulations we received in May. Per Florida Statute 723, we now have 90 days to either accept or go into negotiations with ELS on major changes. Your HOA has worked extremely close with ELS Management over the past 2 years and they made changes to the most significant issues we had with them. We are doing one final review and will get back to all of the residents with what you HOA Board of Directors will recommend. Last month’s news brief had all the significant changes that I discussed at the meeting.
- ◆ I then discussed the short-term security changes that will go into effect on August 1st. On this day Steve will inactivate the #1 + site number; require all renters to register at front office to receive barcode that will remain activated as long as they are here (if renters stay longer than 30 days they will have a background check done); back gate will be closed from 10:00PM to 7:00 AM nightly (must use main gate during these hours); Steve will issue new vendor codes for those vendors who are here quite often (rest have to call residents to gain access to park); and Steve has new signs for back gate with hours of operation.

- ◆ Steve finished with a discussion on possible long-term security changes after the new office is built. Some options include 2 lanes entering for residents/renters and the other for vendors and guests; looking at a pop-up gate to help with tail gating; closing back gate full time and have entrance to FLE through front gate only. We have lots of time to work options with Steve before this all occurs.

Below are the questions residents asked and the answers Steve and/or I gave to each:

- ◆ People driving through yards on golf carts: call office immediately or ask them to not drive on your yard.
- ◆ Will key FOB still work at front gate? Yes.
- ◆ Does RV park annual resident have a code to get in and what checks are done? The full-time residents in the RV park do have a background check done before they move in and they do receive a key FOB to access our community. No one else from the RV park has access.
- ◆ Why do we have dead grass laying around and grass thrown on air conditioners after mowing? We have meeting with Steve on August 1st to further discuss this issue. Let me say that it is extremely difficult to keep up with the mowing in the summer months. It has rained for the past 7 days and they can't mow when wet. Once they do mow, the grass is so heavy that clumps of grass remain. More to follow.
- ◆ What should we do with mow signs on our yards when the new rules and regulations say no signs at all? We will discuss at upcoming meeting and get back to all.
- ◆ What can we do about the hill next to the front gate where people can walk or drive over the hill to get into the park? This will all be resolved with the new construction of the office and the modifications to front gate.
- ◆ Any budgeting for street paving? ELS puts this into the yearly Capital Expenditure Program. They will budget this over a couple years and do a little at a time.
- ◆ Are there any funds budgeted for cleaning the ravine behind the homes on Twilight? We will discuss further at upcoming meeting.
- ◆ Can something be done about FedEx trucks speeding through the park? Steve issues specific contractor access codes and he will talk to all the drivers' managers about them speeding before he reissues the codes.
- ◆ There were 4 Sheriff cars on Viau last week for several hours. Does anyone know why? No.
- ◆ Will we lose the RV Storage area when the new homes go in? ELS is looking for a place, with an access point, to relocate the RV Storage because the engineers included it in the new plans for the new homes. If they cannot find a place to relocate RV Storage, it will go away. ELS is no longer accepting new storage holders and are not calling anyone on the waiting list. They do know that this is an important and convenient place to store units for our residents, so they are doing everything they can to relocate. If they cannot relocate, they will send out notice advising residents that they must find another area outside the park to store their vehicles.

As you can see we have lots going on here at FLE. This month we have a Caribbean Dinner and a Monday Burger Night. It is hard to believe that in the next 60 days our family and friends will start returning for the fall and winter months. With that being said, Carolyn is asking for all volunteers and Monday Burger Night Leaders (starts in November) to let her know if you will have a team. She is also looking for volunteers to lead our dinner dances starting in October. Finally, we have received all the Veterans' Plaques and Today's Graphics installed them this week. They look amazing. See you all soon. I'll send out my final News Brief in September and will have a full Newsletter in October.

Thank You,  
 Jim Dill  
 FLE HOA President

