



Happenings

“YOUR VOICE IN THE PARK”

flehoanewsletter@gmail.com

July 2018

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

June has been another busy month for us. We are getting into the hot, humid, rainy season. The yards are looking so green and luscious. The mowers are having a hard time keeping up with the grass because it almost always wet and growing very quickly. But they are doing a nice job in this weather. We had our Fathers' Day breakfast and between this and the Mothers' Day breakfast, we served over 160 residents. We are now looking at adding a breakfast to our list of activities in the fall. We also have lots coming up in July, August, and September.



- ◆ July 4th - Chicken Barbeque Potluck (2:30PM– 4PM)
- ◆ July 19th - Town Hall Meeting (11AM -12PM) followed by Burger Lunch (12 – 1PM). This event is Co-Sponsored by ELS and HOA. Ticket required — free. Pick up ticket July 5, 6, 9, and 10 (10AM – 12PM)
- ◆ August 5th - Caribbean Party (3PM – 6PM). Ticket required — \$12. Ticket sales July 23, 24, 30, and 31 (10AM – 12PM)
- ◆ August 20th - Monday Sandwich Night (4:30 – 6PM). Ticket required — \$5. Ticket sales August 9, 10, 16, and 17 (10AM – 12PM). Menu: burger, hot dog, chicken sandwich, bratwurst with fries and beverage (we are going to try out a couple new items before the fall arrives)
- ◆ September 3rd - Labor Day Potluck (2:30PM– 4PM)

As you can see we have a lot going on for our full-time residents. The HOA Social and Activities Committees are doing an awesome job.

The primary focus of the remaining part of this news brief will be on the new **Rules and Regulations** and what we will be doing about **Security** effective August 1st.

We have been working closely with ELS Management for almost the past 2 years on the Park's new Rules and Regulations. We have reviewed them several times and given our feedback each time. We are now in the final stages of the approval process. Steve sent all residents the final version back in May for approval. We had several issues with them and gave Steve some more feedback and they made most of our changes. This will be a win-win for the residents and ELS. ELS will now have a set of rules and regulations that they can enforce. We will now know what the rules clearly are and must abide by them. It is not the HOA's responsibility to enforce the rules and regulations...that is an ELS responsibility. But we as good residents can explain to someone what the rules are.

Let me highlight some of the major changes in the latest version you will receive (only change page, not full document):

- ◆ There were restrictions about the use of alcohol in any Community Facility. The only place now where we can't have alcohol is in and around the pool area. This is the area inside the fence, to include both pools, pool bathroom, and hot tub. It does not include the patio kitchen. This was a win for HOA.
- ◆ Our old Co-op rules allowed guests to stay for 30 consecutive days, with no more than 60 days in a year. This was allowed under Florida Statute (FS) 719 for Co-op's. However, FS723 specifically says only 15 days, with no more than 30 days. This is what the new Rules and Regulations state to be in accordance with FS723. However, FS723 goes on to say that these time frames can be extended at the discretion of Park Management. So if you need more time, see Steve and get his approval. Win-Win as we are now in compliance with FS723 with flexibility for extension.

- ◆ Parking on the streets was extended from 10 PM to Midnight. Win for HOA.
- ◆ I think the biggest win for HOA is in regard to sidewalk repair. The latest version now states that residents are responsible for repair and maintenance of their sidewalks. After several meeting and discussions with ELS, they have now agreed to do all repairs of park sidewalks. Residents are responsible for keeping the sidewalks in front of and adjacent to their mobile home lots clean and free of debris. Community Management will be responsible for repairs to the sidewalk due to damage by windstorm, flood, or other acts of God; uplifting of the sidewalks by tree roots; erosion by storm water runoff; a break in a utility line, etc., but Community Management shall not be responsible for damages to sidewalks resulting from intentional acts by or gross negligence of a Community Resident. This is a huge win for the HOA.

I want to personally thank Mark Matthews and his team and your HOA Board for the great job they did with the rules and regulations. We are very happy with the compromises we came up with on both sides. We will be getting the change pages very shortly and our 90 days will begin with voting and formally notifying ELS whether we accept or decline them. The Board will be getting back to all residents with our recommendation.

We have also been working on one of our most pressing issues — Park Security. I formed a Security Team, made up of Mark Matthews, Jerry Wilson, Mark Heifner, Steve, Stuart, their security Contractor Nate, and me. We met a couple of times and discussed all the issues we are having, residents' concerns, and how the current system operates. Based on these discussions, we came up with the following implementation plan:

- ◆ Short-Term (effective August 1, 2018) for Back Gate: During normal hours (7 AM—10 PM), leave current operation as is; during quiet hours (10 PM– 7 AM), shut the gate down and all residents must use the front gate both entering and leaving the park; and the yelp capability for all emergency vehicles will remain activated at all times.
- ◆ Short-Term (effective August 1, 2018) for Main Gate: Eliminate #1 and 3-digit code permanently; make all renters register at front office and get barcode for the time they will be at FLE; give 5-digit contractor specific codes to UPS, FedEx, USPS, and common contractors; and all other contractors must use call-in capability to access FLE.
- ◆ Long-Term (timing is TBD) for Back and Main Gates: The changes to these gates depend on what ELS does relative to the building of the new Administrative Office, which they hope to break ground in late fall 2018. We discussed several approaches to eliminate tailgating; to modify main gate to have 2 incoming lanes; to the turn lane onto Gateway; and to the use of different codes. We still have time to work on the long-term changes and will have significant input to ELS as their design comes along.

As you can see, we are doing a lot of work regarding our security concerns. This will not please everyone, but it will go a long way in making FLE safer and more secure for all residents! We will keep you all informed.

Independence Day, or July 4th, is a federal holiday in the U.S. commemorating the adoption of the Declaration of Independence. The Continental Congress declared that the 13 American colonies regarded themselves as a new nation and were no longer part of the British Empire. Independence Day is commonly associated with fireworks, parades, barbeques, carnivals, fairs, picnic, concerts, baseball games, and family reunions. Hope you all have a wonderful 4th and please be safe! We are having a Potluck with the HOA providing barbeque chicken. We have almost 180 residents attending. This is outstanding for a summer event. Talk to again in August. Hope everyone is enjoying their summer.

Thank You,
 Jim Dill
 FLE HOA President

