

## LAKESHORE NEWSLETTER APRIL 2019

## NEW BOARD OF DIRECTORS

The annual Homeowners Association meeting for the election of new Board Directors and the appointment of new officers was held on March 12, 2019. The new elected Directors and officers are:

- Aurelio Rios-President
- Wayne Estes-Vice-President
- Jose Solis-Treasurer
- Lydia Torres-Secretary
- Ruth Ann Godden- Director at Large

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The first board meeting was held on March 20, 2019. It was an open meeting in which all Board Directors were present except Jose Solis.

#### WHAT DO BOARD MEMBERS DO?

Board members are responsible for the administration of the association. The association is responsible for the maintenance, management, and operation of the association property. The duties of the board members include but are not limited to the following items:

- Establishing an annual budget
- Overseeing the maintenance of the common elements
- Overseeing the finances
- Participating in board meetings
- Enforcing the rules and regulations
- Working with others to achieve the goals of the association. The job of the Director is often a thankless job. Hopefully the owner members will recognize that the Directors are investing their own time and energy for the benefit of your community, while the members can be off fishing, playing golf, watching a movie, or otherwise enjoying themselves.

This year, as you will see, there is only one new board member, so the transition is going fairly smoothly. The officers have changed, except for Jose Solis, who remains the Treasurer. We have already spent a lot of time and effort in moving things along that the previous board had well under way.

## PROGRESS OF THE INSURANCE CLAIM FOR THE ROOFS AFTER THE STORMS

Several days before the Board meeting, the board members met with the insurance agent for an update on the progress of the insurance claim and learned that the inspectors have been here at Lakeshore several times investigating and documenting additional claim. The owners were not all here in the weeks and months after the storms so the damages were **reported** sporadically over a long period of time. The first concern was mitigating the original damage and the last of that is being completed now with the units requiring just a few shingles to be replaced. The association has a significant deductible that has to be met before the insurance can settle the claim. The final inspection of the last few units will be completed in the next 2 weeks. Then, finally, the insurance company can make its final decisions about the claim. The Agent explained that due to the prolonged reporting and subsequent inspections needed, the claim is taking an extended time to settle. He stated that we are about half way through the process now. Management continues to urge all unit owners to continue to report any concerns with the roofs related to the storm damages. If you have any concerns, please contact Sandra Cruz, the association manager.

#### **COMMUNITY SECURITY**

Management and the Board continue to be concerned about security here at Lakeshore. Three things are a part of that concern. The magnetic lock systems in the community center area and the pool, the camera system and the computer systems that are used for all the management of the community. At the first board meeting the Board voted to seek looking into getting some companies to come in and assess and evaluate those systems and eventually to seek bids for repair or replacement of the systems.

This will be taking place over the next weeks.

## ORGANIZATION OF THE COMMITTEES

The committees for the next year are reviewed by the Board and include: Beautification, Election, Green Book, Activities, Internal Audit, Memorial, Library, ARB, Bingo/Bingo Concessions, Maintenance, and Thrift Store. The committees each have a sign-up sheet in the office if you wish to sign up for any of these committees. If you are a snow bird and wish to help out when you get here, please feel free to do so. We will include some more information about the committees in each newsletter

#### STATEMENTS AND NEWSLETTERS, and WEBSITE

Management and the Board has agreed that we will be sending out monthly statements to all members on a monthly basis. We will also be putting the newsletter on the Website, *lakeshoreclubvillas.com*We are aware that the Website has been down for a period and expect you should be seeing additions to the site in the next few weeks. Much effort has been put into straightening out each owners' statement over the past year. There are still a few that owners say are inaccurate. That is why we will be sending statements. Please call Sandra Cruz, manager, to discuss any errors you see on your statements. We are also advising all owners to send your payments with the coupon from the booklet directly to BB&T, as directed in the coupon booklet. We will still take maintenance checks at the association office, but your checks will be posted more timely by sending the checks directly to the Orlando address. You can also let the association know that you would like to do automatic payments or pay your fees 6 months or 12 months in advance.

## **INTERNAL AUDIT**

The internal audit has been completed by Sandra Cruz, and the Audit committee, Cathy Collazo and Marta Torres. The financial information is now with the external auditor. If you would like to see the internal audit information, please call or write or email your request and how you would like to

receive the report.

## SHUFFLE BOARD COURTS

The shuffle board courts were resurfaced, the score boards replaced, and some benches repaired and repainted this past December. \$9000.00 was made available from the Thrift Store proceeds to pay for the improvements to the court and the results are wonderful.

# ACTIVITIES, BINGO, WEDNESDAY MORNING COFFEE, DOMINOES, CRAFTING,

## CARDS, DANCES.

Many activities are happening again at Lakeshore. The Committees that arrange for and work to put them on are all volunteer based and have worked hard to provide a lot of fun and interesting activities this past season. Three auctions at the Community Center this season were well attended also. With the snow bird season winding down, summer activities will be gearing up. Thank you to all the dedicated volunteers who make these activities so fun and memorable. Lots of happy feet at the dances.

#### VENT PIPES LEAKING

Maintenance has reported that many homeowners have noticed leaking as the roof vent flashing boot around the vent pipes on the roofs have deteriorated. If you have noticed that on your unit, please let Sandra Cruz Manager, aware about your concern.

## **BOARD DIRECTOR REPORTS**

**Aurelio Rios, President:** On behalf of the members of the Board of Directors, I want to thank everyone that voted to elect us to the Board of Directors for the rest of this term. For us is a real honor to serve on the Board. Now, that the election process is left behind, it s time to start to work. I know that together we can move this Association forward for the betterment of our community. We are all committed to serve alongside each other to accomplish the goals of a work plan that we have already started to put together and to address and resolve the issues of most concern. We still have some challenges ahead that need to be addressed and work together, and it is our goal to use our combined skills and knowledge to face them and resolve them.

Wayne Estes, Vice-President: I would like to thank everyone who voted for me in the election. I know the BOD will work hard together for the betterment of Lakeshore. The Activities Committee worked hard to have many functions and they look forward to have more. Bingo is doing really well and may try to some over the summer. Shuffleboard players seemed to have fun and the ham dinner filled the auditorium to capacity. I would like for more owners to attend BOD meetings to voice any concerns they may have. Ifl can help you in any way, please call me. 603-817-7445.

**Lydia Torres, Secretary:** I will like to thank the community for the vote of confidence. My goal is to continue working on behalf of all of you!

Ruth Ann Godden, Director at Large: Hello to all, I am the only new member on the board and thank you to all who voted to place me in this position on the Board. I am spending many hours at the association office trying to learn all that I can to represent you, the owners in the best way that I can. I attended a BOD class for new board members in Orlando on March 228, as required by the association and learned a lot about what is expected of a Board member. As Director at Large, I am not an officer and my duties are centered around helping the other board members and management in any way that I can and as directed by the board members. I have lived owned here since 2004 and wanted to be a part of the Board to help this community to be all that it can be. Lydia Torres and I will be shepherding the newsletters and the Website in the future so if you have any things you would like to see here, please let me know. 715-613-7281

## FINANCIAL HEALTH OF OUR COMMUNITY

Many rumors are circulating about the maintenance fees here at Lakeshore. For your peace of mind, please know that Mrs. Sandra Cruz Manager, and the Board are pursuing all those member owners who have not paid the fees on a timely basis and have been issued notices and are further down the process that is required by law that we follow in these cases. We ask, for your patience about this matter that it is not easy for you, as this board and the previous board has had the financial health of this community as its first priority for the past 10 months. We will have more information for you about this in the near future.

We will be studying the financial needs of Lakeshore very carefully with management and the accountant to see what we need to do going forward.

#### **NEW SECREARY RECEPTIONIST**

We have been without a permanent person in this position for six weeks. Thank you to Marta Torres and Cathy Collazo, volunteers, for helping in so many wonderful ways during that period of time. The BOD and Sandra Cruz Manager have been working with Jessica, our newest addition to the office. Ms. Jessica Soto comes to us from a Temporary Agency as we work through to a final decision about filling the position. Cathy Collazo continues to help Ms. Jessica learn the routines and give support to Ms. Sandra as well.

#### MANAGER REPORT

We are working very hard to keep Lakeshore beautiful. Please verify the condition around your property. We are staring to inspect the properties and give out violations. We are also still having problems with the dogs. No dog should be over 20 pounds. They should always be walked with a leash. Droppings should be picked up. All pets should be registered at the office with photo and vaccines. Remember that all modifications should be approved by the ARB. Homeowners please remember that for any transaction with your property like rentals and sales you must go to the office first. It's been a pleasure working for this community. Thanks for your support.

The minutes of the March 20th and April 3, 2019 meetings will be posted on the Website soon