

UPDATE:

A. Maintenance Fees

Currently we are reviewing all Budget Line Items and Reserve Requirements. A final decision about the maintenance fee amount will come after the budget is reviewed and we have a better idea of what our needs are.

THERE IS ABSOLUTELY NO TRUTH IN THE RUMOR THAT THIS BOARD PLANS TO RAISE MAINTENANCE FEES TO \$250.00 a month. WHOMEVER IS CIRCULATING THAT RUMOR IS VERY MISINFORMED. IF YOU HAVE CONCERNS ABOUT ANYTHING HERE AT LAKESHORE, PLEASE MAKE AN APPOINTMENT WITH A BOARD MEMBER OR THE MANAGER that will gladly sit down and discuss it with you. Your input and ideas toward this matter are greatly appreciated.

B. Reserve Funding - Previously recommended to the Lakeshore HOA since 2013. We have no specific reserves for any line item at this time, we have 'pooled' reserves not designated that are being used for anything that comes up. This is not good financial use of these funds. This pooled reserve funds are not adequate to cover any major expense. Useful Life is the term for funds in the reserve line item. Meaning you have usage before you have to repair or replace. Budget designates a small monthly amount for specific line items and useful life within the Association. If we do not fund adequately we are creating a potential future problem and risk possible special individual unit owner assessments for such things as: **Water & Sewer Maintenance, Electrical, Marina / Docks, Plumbing, Roofing, Pool, Paving of Roadways, Parking Areas, Shuffle, Basketball, Bochi, and Tennis Courts.** If we do not fund our Reserves as recommended by numerous previous Reserve Studies, and recommendations by our CPA's, we are at serious risk of individual unit owner special assessments for each line item noted above.

The 2019 Reserve Study has been ordered and is in process to better assess current needs of The Lakeshore Community, in process by CPA. This Reserve Study will better determine the maintenance fee calculations going forward.

Internal Audit was completed for the last three years, (2015, 2016, and 2017), we publicly acknowledge again Ms. Cathy Collazo and Ms. Marta Torres for their unyielding dedication and perseverance for a 'JOB WELL DONE', 'Thank You Ladies!' The Financial Report of March 2019 has been a tremendous tool in supporting the financial evaluation of the Lakeshore Association. This Financial Report will be available on our Association Website: lakeshoreclubvillas.com. Copies will be available in the office.

C. Tax Attorney - The Board is in the process of hiring a Tax Attorney. The Board has been advised to hire a Tax Attorney by our current counsel. (Closed Board Meeting June 21, 2019, Motioned and Passed) Federal Income Tax 'Arrears', 2017, and 2018 have not been filed yet.

D. 2020 Proposed Budget - Board recommends budget with Reserves for upcoming 2020. Current Board is evaluating the actual financial status of Lakeshore HOA.

E. NEW: LAKESHORECLUBVILLAS.COM - WEBSITE

The Board of Directors have authorized the development and maintenance of a NEW WEBSITE. NOW: Online lakeshoreclubvillas.com

The Board of Directors 'Publicly Thank Ms. Christine Pace', Unit Owner and Active Association Member Volunteer for developing, implementing, and maintaining our new website. (Ongoing Updating in Process Weekly by Ms. Pace).

Ms. Christine Pace advised The Board of Directors of the substantial cost savings, ease of access, and reliability for a working website. We are sincerely grateful for this achievement milestone, more importantly, her sharing all her personal time, expertise, and creativity which was initiated with a *mere suggestion, then became a reality.*

We Invite you to check out your new website. LAKESHORECLUBVILLAS.COM

We Invite you to check out your new website that includes: Amenities, Approved Budget - Line Items, ARB Forms and Procedures, Attorney Contact information Committee Information, CPA Contact Information, Fla Statutes 720, Financials Member Copies Pages 1-4 Greenbook, Important Phone Numbers and Contact Information - After Hours, Internal Audit March 2019, Lake Maintenance, **Maintenance Fee Payment Options**, Including Direct Payment Link on Website Maintenance Schedule of Building/Grounds (Lawn, Pest Control, Water & Sewer Main Drain Clean Out Schedule, Meeting Minutes, Meeting Rules - Robert's Rules of Order, *Marina & Docks, *Pool Rules, *Towing and Parking Policy, Rules and Reg's of the Community, Unit Owner

F. Our former manager, Diane Miranda who began working with us on April 29, 2019 has resigned for personal reasons. At this time, our management company, Don Asher Associates, Inc is interviewing candidates for a new manager for Lakeshore HOA. Sandra Cruz and Michelle Ramos are working together to have and interim manager presence here on a daily basis until we can begin with a new onsite manager. Our secretary, receptionist, Jessica Soto, who is bilingual, came to us through a temporary agency will become our permanent employee as of July 15, 2019. She is doing a great job, very efficient and has fit in well here in this community. Welcome aboard, Jessica. And, thanks to Sandra and Michelle for adjusting your already busy schedules for this interim help.

G. Our NEW Payment system has been implemented as of August 1, 2019. However, we are still receiving some maintenance payments at the Lakeshore office, and please make note that we will no longer receive any more Checks at this office. This measure was advised by Don Asher in order for us to save money in mileage expenses. This notice went out the end of May 2019 and you have had a month to make other payment arrangements. Please refer to your coupon booklets for the correct methods available for you to pay your maintenance fees. Please also be aware that if you own more than one unit, you will need to pay for each unit separately and use the coupon for each unit with its own check and they will not accept a check that arrives there without a coupon for the unit. BB&T will not accept any checks that include more than one unit on a check. June and July will be transition months for all of us. There will be no late fees charged for those two months to allow all unit owners to transition and set up a payment method to pay BB&T directly. After August 1, 2019, if your check comes to the Lakeshore office, it will be returned to you and you will need to make your payment the correct way and you may be assessed a late fee. If you are experiencing problems with setting up a payment method, please call or come to the Lakeshore office for help. You may also call BB&T or stop at the bank and they can assist you. We do apologize for the inconvenience this may be causing you, but this change will help your fees to be posted in a more timely manner and save you, the owner, money that it costs your association to deal with the checks, make banking deposit runs and help you avoid late fee.

H. All owners are advised to take a look around your property. Management will be doing monthly rounds to evaluate the condition of our properties. Any areas that are part of the individual owner lot, and not common ground are the responsibility of the owner to maintain. Please refer to the Greenbook documents to see what that requires of each owner. Remove any trash or broken items. Trim any bushes or shrubs that you have planted on your property. Do not store items behind your units. Do not store items in the front areas of your property, nor leave golf carts, bicycles, toys, or park your car overnight in front of your unit, which will result in a Violation. Also remember that no air windows units are allowed in our premises. We will be doing monthly rounds to evaluate the condition of the properties. Warning letters will be sent for problems creating violations. This is also a good time to remember that any small items you place in gardens can become missiles in the event of a hurricane. Please remove anything that could be blown away in heavy winds. If you are not a year-round resident, make sure you store away any item that can result in a hazard.

RESPECTFULLY, THE BOARD OF DIRECTORS

