



Board of Directors

Wayne Estes, President

Jerry Treder, Vice President

Cathy Collazo, Treasurer

Lydia Torres, Secretary

Evelyn Rivera-Miranda,
Director at Large

Sandra Cruz, Office Manager

The Board of Directors clarifies video allegations

In this issue, we will be addressing the "items" that homeowner resident, Mr. Victor Agosto, past Treasurer of the Board of Directors, alleges and which are untrue. Once this is clarified, we will not spend any more of the BOD's time with these allegations. All the Board members are volunteers and have dedicated their time for the betterment of our community. We will let the safety, security, appearance and the financial stability of Lakeshore speak for itself. Thank you.

- We, the **Board of Directors** understand our duties and obligations to this community. As Board members, we are complying with the Articles that regulate our community. We have had no increase in the maintenance fees since 2008 but the cost of living, especially after a pandemic and the present times we are all living requires an increase in our fees to meet our financial responsibilities. This Board has not remodeled anything, yet we are constantly making repairs to the community common grounds and facilities: spray sealant for parking lots, cutting down dead and dangerous trees, fixed broken and clogged pipes, fixed island electricity, installed water lines in the island, bought or repaired damaged equipment, fixed sidewalks that have collapsed, fixed many roofs that were leaking or needed shingles, exhaust pipes replaced, repaired and replaced all boards on two bridges, one more bridge is pending repairs. Lakeshore is over 60 years old and things will get old, damaged and in need of repairs; construction supplies and labor have all increased in cost, this goes along with all other cost of living increases.
- **Payroll:** We currently have five employees (3 F/T, 2 P/T); our three maintenance employees are overwhelmed with work (again, old community with many repairs). We need another employee to ease the work load and assist with special projects.
- **Payroll taxes:** Per Florida law, Lakeshore is responsible for payment of half of the employee taxes – this increase would cover the additional taxes for another employee plus all current employee taxes.
- **Payroll processing:** In the past, SunTrust Bank would issue electronic payments to the employees after the Manager approved their timecards and submitted the information to the bank. We now have hired a company specializing in HR to not only process the payroll but also to provide training, HR related issues, letters, as well and more importantly, provides Workmen's Compensation insurance to all our employees.
- **Trash removal:** Unfortunately, many residents keep throwing or placing furniture, appliances, chemicals, uncut boxes, etc. in or next to the trash containers; this is usually done during night hours and we have no way of knowing who is responsible. As this practice increases, the cost of removing these items also increases. We have placed signs next to the containers informing and reminding the residents that this practice is costing us all more in fees. Also, whenever the driver needs to get off the truck to pick up overloads, this is also billed to us. Our vendor has also increased their rates. We have a contract in place but we are actively getting other quotes to review prices and services provided.
- **Lake Cleaning:** Yes, the lake contract was cancelled and yes, the lake is in bad condition. We have purchased a tractor with a hoe and the lake is being cleaned at this time; this tractor will also be used for community projects. The maintenance team will also be trimming around the green areas surrounding the lake on a regular basis. Pest control will also be applied as well as pellets to control the weeds; these steps should keep our lake in good condition in the future.
- **Insurance:** Our broker has compared prices to get us the best prices in the market. The Board members met with the broker to review all insurance items and agreed on a renewal contract. ALL insurance rates in the State of Florida and the nation have increased – this is a fact and we have no control over price increases. This is our cost for our new insurance for 2022.

- **Audit:** Lakeshore needs an external audit, but the reason an audit has not been completed is because Mr. Agosto, the Treasurer in 2018, refused to provide the auditors with the documentation needed to complete it. An internal audit was completed by volunteers and led by a person who has a Masters in Accounting and at that time found many irregularities and for which we had no documentation. We will be working towards getting an external audit completed in 2022. The monies towards past audits, which were not completed, are monies currently in our banks and which are always used for the ongoing expenses of operating the community. Mr. Agosto also does not mention the “discrepancy” with Blue Water Management which was created while he was Treasurer and for which we were sued and cost us, the residents, \$200,000 to settle.
 - **Security:** Lakeshore is still considered a calm and safe community but to keep it this way we need security. We now have a security company with a guard **ON SITE 7days/7 hours daily**, NOT on-call as Mr. Agosto wrongly states. Before we contracted with this company, we had two P/T employees with the conflict that they were also residents. The pool area was out of control with minors drinking alcohol, people from outside areas enjoying the pool and BBQ areas, even to the point that on one occasion a visiting group broke the pool pump which WE, the residents, had to repair and was paid from our maintenance fees. We have other visitors enjoying our island and our lakeside...we cannot allow this on our private property. Your guests are always welcome to enjoy Lakeshore just as much as we all do, but no outsiders should be in our community unless owners are accompanying them. Our new security has no personal interest or connection to Lakeshore other than providing a service and getting paid for that service. We also have a marked car parked 24 hours/7days that can be a deterrent for any outsider that plans to “visit” us after hours. All residents have 24/7 access to their call and dispatch center and they will be directed to the Sheriff’s Office if needed. Our pool and trespassers situation has greatly improved and we are safer now than in the past years. Also, we do have volunteers that are certified to patrol through the Citizen’s Patrol program with the Sheriff’s Office but these volunteers are limited to reporting suspicious activities – they cannot interfere with homeowners, trespassers, pool, or other community violations.
- Pooled Reserve:** “These people” as Mr. Agosto refers to the current Board members, do not need to take training to comply with the Articles and By-Laws that regulate the HOA and for which we were freely voted in by the residents. When Mr. Agosto was on the Board, in 2014, a ballot was mailed and returned with the majority of the votes requesting a pooled reserve. Note that per Florida Statutes 720, quorum must be met at 30% participation of total units (30% of 500 units is 150; 201 residents voted) and of those total ballots, more than half voted **YES** for this pooled reserve (**176 YES / 25 NO**). Again, per Florida law, the 2014 Board and the Boards thereafter should have started adding monies to this reserve but it was never done. This current Board of Directors has added \$10/monthly fee to the 2022 budget to comply with these votes and the law. Mr. Agosto states “beware of this reserve” – we are very much aware of this reserve which was approved back in 2014 by Mr. Agosto himself and the other Board members. This pooled reserve is needed to keep up with the constant repairs, especially future repairs to roofs which only have a useful lifespan until 2025.
- **Cable:** BOD President, Mr. Wayne Estes, held several open meetings in 2019 to present a proposal from Spectrum. Our Dish service was of poor quality and only offered basic cable TV. The cost for a much better service, which includes many more TV channels in English and in Spanish, two (2) cable boxes, Wi-Fi, and 200-speed internet is \$45/month/unit. This same package would cost the average regular customer approximately \$186/month – this can be confirmed with Spectrum. We all understood and agreed at the time that this was a very good deal for Lakeshore. It was effective in 2020 and the contract included \$125,000 from Spectrum to help with the cost increase in 2021. The increase in cable services is included in the 2022 budget effective in January 2022.
 - **Electricity and Water:** electricity did not increase because Board members and the Manager have constantly controlled this cost with regular check-up and controls. This also applies to water as maintenance is always fixing leaks and we ask all homeowners to report all leaks as well. Gas prices have definitely increased, reason why the proposed cost has increased also. Past Board members never locked the gas pumps; this new Board has always locked them up and only approved employees can access the gas. To insinuate that BOD members or any other employee is filling up their car tanks or “other things” is disrespectful, offensive and totally untrue!
 - While Mr. Agosto is not an accountant, he was the Treasurer in the past Board. He agrees to a minimum increase in the maintenance fee of \$20/month and we have explained in detail the new increase, his doubts and his insinuations. While he speaks contemptuously about the Administrator, he fails to mention that he interviewed and hired Ms. Cruz. She was qualified and efficient at that time but not now that she is working with another Board. If Mr. Agosto thinks he can do a better job, for which he already had an opportunity, then he is free to run for the Board again and let the residents decide. If he is elected, then he can vote to do everything to better our community. Unlike Mr. Agosto, who was paid as a part-time maintenance employee while also serving on the Board, then moved himself to the office as full time and also gave himself a salary raise (only to himself), not one member from other Boards have ever received monies as employees/Board members. Denigrating and making false accusations of our present Board members will not make us a better community, it will only divide us. We all want a beautiful, safe and secured community for our families – we do this with no pay but with respect to our neighbors and love for Lakeshore.

The 2022 Board of Directors was re-elected for 2022; they are Wayne Estes, President; Jerry Treder, Vice President; Cathy Collazo, Treasurer; Lydia Torres, Secretary; Evelyn Rivera-Miranda, Director at Large.

This Board would like to thank everyone for once again trusting and supporting us with the administration of our community. As always we will do the best that we can do to keep Lakeshore safe, secure and always beautiful.

Office Administration

We have many reminders this month:

- 2022 budget has been approved and mailed to all residents – help us all by keeping expenses and maintenance down.
- Call for volunteers – another way to keep our costs down is by volunteering...we have several opportunities to volunteer in all of our committees – contact our office or sign-up at our annual meeting on December 14th.
- Please DO NOT share your FOB keys or pool wristbands to access our facilities with anyone. As the owner, you are responsible for your FOB keys and wristbands and anyone using them.
- Please DO NOT overload the trash containers, do not place appliances, furniture or unopened boxes in or around the containers...any overloads, large or prohibited items (chemicals) need to be disposed of accordingly; we ALL pay excess monies when we overload which means more expenses from our maintenance fees.
- OWNERS, if you are renting your villas, please complete a background screening for your future tenants **BEFORE** any move-ins. You will be responsible for any misbehaviors or violations that your tenants may commit while residing in your villa.
- OWNERS & TENANTS, we have serious problems with our sewer lines; please DO NOT throw wipes, diapers, hygiene products or grease down the drains...help us maintain the sewer lines clean of debris to avoid sewer backages. Also, please repair any water leaks...let's keep our water bill down as much as possible. Also, please report or repair any water leaks on common grounds.
- COVID guidelines have been lifted and our rooms are once again available for private rentals...but please take care of yourself and others as COVID is still a long battle to fight and contain.
- Please note that while we support activities that bring joy and unite us all, also please notify them to the office or plan them through the Activities Committee.