



Board of Directors

Wayne Estes, President
Jerry Treder, Vice President
Cathie Collazo, Treasurer
Evelyn Rivera-Miranda, Director
Sandra Cruz, Office Manager

Congratulations to the newly elected Board of Directors!

Wayne Estes, President
Jerry Treder, Vice President
Cathy Collazo, Treasurer
Evelyn Rivera-Miranda, Secretary
Mary Krauss, Director at Large

We thank all the candidates for their participation and the volunteers that made these elections a fair and smooth process. As always, we will strive to keep our Lakeshore safe, financially stable, and beautiful. Thank you!

Completed Policies and Projects

- Marina docks – thanks to Wayne, our HOA President, for this initiative, the volunteers, and the maintenance team. They saved us over \$170,000 by taking on this major job...they spent less than \$10K in materials versus \$185,000 in quotes. Excellent job!
- Hurricane Ian debris: we took advantage of Polk County's free debris removal. We thank the volunteers that picked up the rakes to collect, move, and burn debris – again, by taking on these jobs, they saved our residents a great amount of money, almost \$3,000 in waste removal!
- Rental policy was approved – the purpose of this policy is to adopt a procedure to deal with the rental/leasing of villas, in accordance with the provisions of the Covenants and with applicable fair housing laws and state laws, and to ensure that owners and tenants comply with the provisions of the Covenants and with the rules and regulations that govern Lakeshore.
- Fines policy was approved – notices of violations and fines will be levied against homeowners with violations pursuant to Florida law and Lakeshore's Governing documents.
- Common Area policy was approved – these are the rules that establish the rights, duties, and responsibilities of the Association, and what each member, tenant, and guests, can, cannot, or must do with respect to each unit and the common areas.
- 2023 Budget was approved – even though we had many increases this year in some of the services and amenities we have at Lakeshore and the many repairs throughout the community, we managed to only increase a minimal of 8% in our HOA fees; we are doing the best possible to maintain our community safe, secure, and especially financially stable.
- Vegetable Boxes – if you would like to grow your own vegetables, please notify the office and we will build you a box!

Completed Policies and Projects

- United Nations flags – a new pole with a US flag was donated by a homeowner and was installed, other flags were replaced due to damages – we ask that if you would like to change or add a flag, please donate it with the anchors and the Beautification Committee will gladly install them.
- We coordinated with Peace River for the replacement of all the non-working bulbs in the light posts around the parking areas and Club Circle.
- We also arranged and got Peace River to trim all the tree branches that were wrapping around the electrical lines.
- Thank you so much to our friend Raul Jimenez for his leadership, the Activities Committee, and all the volunteers that helped organize the Christmas Golf Car Parade – it was a beautiful, fun, and huge success!

THANKS FOR VOLUNTEERING! “Selfless action is a source of strength”
Mahatma Gandhi

Pending Projects

- Island lighting – lights will be installed around the fire pit and shuffle game areas; motion lights around the island sidewalk, BBQ and tennis court areas have been installed
- United Nations – we will be installing pavers, flowers, and plants – please join us!
- Island water lines – more water lines will be installed around the island
- We are actively working on solutions to our waste disposal problems. We have doubled the monthly amount paid on waste containers – we cannot keep doing this! Please DO NOT throw prohibited or large items in the containers, report anyone that may be doing this, you can remain anonymous, but these actions are costing us all monies! We have also researched a recycling program, but the reality is that there are too many restrictions (only one type of plastic is allowed, no colored bottles, glass and plastic containers must be washed out first because anything with food waste will be transferred to the regular trash, paper cannot have any food remains, etc.)
- We will be working on getting access to water lines in the backyards, we hope to start this project soon. Complete an ARB request form if you want access to water in your backyard.
- Lake sidewalk villa numbers for all the sections are on schedule to be painted soon.
- Thank you to all those that helped decorate the island, the lake sidewalk, and the town center – we are now asking for your help in taking down the decorations during the first week of January.

Office Administration

- **Call the security guard (407-507-3880) or the Sheriff's Dispatch (863-678-4170)** if you have a problem that needs their attention.
- New FOB keys and pool wristbands were distributed to the homeowners; if you have not received your key please stop by the office during **business hours M-F 9AM – 4PM**. Please DO NOT share your FOB keys with anyone – you are responsible for the misuse and damages caused by others using your FOB key. Also, everyone must wear their identifying wristbands while at the pool – if you are not wearing your wristbands while at the pool, you will be asked to leave.
- During and after remodeling your villa, your contractor should dispose of any debris. **THEY CANNOT USE OUR DUMPSTERS.**
- 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.
- Please do not leave your children unattended around the lake or other premises.

May you have a blessed Christmas and a very safe and Happy New Year!