

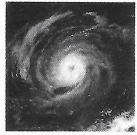


Board of Directors

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

What is happening? Your HOA working for you...

- Our maintenance team did an amazing job repairing and replacing the wood boards to the pool bridge; they also cleaned the fire pit area by getting rid of all the marina wood...thank you team!
- A new sign was approved and installed at the main office entrance – Thank you to all who worked on this project!
- Thank you to Board members and office staff for handling, in a very professional and diligent manner, and while looking out for our finances, the many increases, especially the property insurance, and the process to get us thru this challenging financial period.
- New purchases were approved and bought for our maintenance upkeep: a new mower (\$15,200) to replace the old and damaged mower and a new machine to unclog the sewer lines (\$10,832.64).
- Renewal for liability and property insurance: the renewal rate for our insurance for April 2023 thru April 2024 increased from \$175,000 to \$387,000 annually...this was not a huge surprise as Florida is a leader in these insurance increases thanks to our many weather disturbances and devastations. To be able to cover this unexpected increase, a special assessment was approved of a one-time payment of \$275 per unit. This special assessment amount will cover the costs for April 2023 thru December 2023; additional insurance increase amount for Jan 2024 – April 2024 will be determined at the annual budget meeting in October 2023 and will be reflected in the new year 2024.
- A sale of a Lakeshore HOA-owned villa has begun through an auction process for unit 3027; all owners will receive a "sealed bid" envelope via mail and all those owners interested in bidding for this villa will need to complete the form, return it to the office by 4:00 PM on 7/31/23 and the sealed bids will be opened in an open meeting scheduled for 8/3/2023.
- Homeowners Marta Torres and Isaura Castellanos will oversee the 2022 internal audit – thank you both for taking on this project.
- Policies for solar panels and electric vehicle charging station installations were approved for our units. Both policies require a Request for Modification on Common Grounds Form along with applicable permits and requirements.
- USDA loan/grant application: this application calls for improvements in our sewer system and it is being actively worked on by Board members and an engineering firm. Our goal is to rehabilitate or replace the main line sewers from manhole to manhole along the lake and improve the existing pump station. This is a multi-year project, and we hope to have it started as soon as possible as the need to improve our sewer lines is urgent.



Hurricane Preparedness

- Remove furniture and debris from your porch and backyards to avoid accidents
- Prepare an emergency kit (flashlights, batteries, water...)
- Have your medicines kit and medical records ready
- Make sure your windows, doors are shut tight
- Give your cell number to relatives, friends, neighbors,
- Unplug electronics devices (TV, computers...)
- Avoid using your cell phone when lightning, thunder
- If you are leaving Lakeshore, please have a designated person for access to your villa in case of emergencies – or contact the office.

Office Administration

- **Call the security guard (407-507-3880) or the Sheriff's Dispatch (863-678-4170)** when you have or see a problem.
- **IMPORTANT REMINDER:** If you have unexpected guests OR daily visits, please accompany them when touring Lakeshore. Anyone "touring" or using our facilities not accompanied by a resident will be considered a trespasser and will be escorted out of the community.
- OWNERS, even though we invested in new FOB keys, we still have owners loaning out their keys to others that are not residents here...WE pay for these amenities, we must take care of them and not let trespassers have a free pass to our community.
- IMPORTANT: If you remove the green lid to your property's water line, please put it back...many are leaving the line uncovered and the lids will get run over by the mowers or ultimately buried in the ground.
- Any shrubs or palms in your front garden area needs to be maintained by the owner, not the Association; maintenance cannot go into your property to cut or maintain your personal landscaping.
- IMPORTANT: with the many additions taking place in the backyard area, the villa numbers that were originally installed by the Association have slowly disappeared. If you do not have your villa number in your back porch, please get the sample numbers to purchase and install them. We need to identify all villas from the back area also.
- Golf cars need to be removed when the grass is being cut – many owners are asking maintenance to come back to cut the area where the golf car was parked and we simply cannot accommodate this...if you see or hear the mowers, please move your golf car so all green areas can be cut.
- Residents continue to throw appliances, furniture, prohibited items and many uncut boxes in the dumpster! We negotiated a better contract to try to cut down on the containers expenses but we cannot do this if residents continue the practice of dumping large items. If we know who is responsible, they will get a fine and the items will be moved to your personal property – if you see anyone doing this, please take photos and send anonymously to the office. We must do better with the waste finances and your help is important in this matter.
- 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, please remember to use wristbands (red) when enjoying the pool. If you have guests, please make sure they also wear the guests bands (orange). We are still having problems with people not wearing any wristbands, during the day hours before the guard comes on duty.
- OWNERS, when using the sun-screen room, BBQ area or the fire pit or any amenity on common grounds, please make sure to throw all the trash in the containers AND take away any chairs or items that you bring with you. These facilities are for the enjoyment of you and others but we must all take care of them. Thank you!
- **IMPORTANT!** Never put your hands or water bottles or touch the ice in the ice machine inside the gym! USE THE ICE SCOOPER AT ALL TIMES! When people do this, we have to empty the machine, sanitize it and restart it, besides the fact that this is a reason that the Health Department can close our gym!