



### 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...

- A huge thanks to Juan and the maintenance guys for unclogging the sewer lines and removing all the grease from the collapsed pipe between sections 2900 – 3100 – great job as always!
- Board members are actively working with an engineer to complete a USDA RD application for our sewer lines. Preliminary engineering and environmental reports have been completed as per their requirements. As you are aware, we already had one sewer pipe collapse (\$28,632.50 to replace it) and all are in urgent need of replacements. USDA is the only option financially to solve our weak sewer lines. We hope to complete the application process and submit it to USDA within the next two months.
- Other expenses during this trimester and which were approved at the September 21<sup>st</sup> meeting are: pool pump \$3200 (no labor as maintenance installed it); FOB repairs \$4555 (these were all damaged during the recent thunderstorm); a Jetter Drain cleaning machine for the sewer lines \$10,832.64.
- Owners Information Forms: as a way to decrease our mailing expenses and to also ensure our files are up to date, we have asked all owners to complete this form which was mailed with the June newsletter. If you have not done so already, please complete and return the form to the office – extra copies are also available there.
- Common Grounds, Solar Panels and EV Charging Stations Policies: these policies have been reviewed and approved by the Board and are now in place to guide all owners in these areas.
- We are still confronting defiant trespassers and whom we are pursuing legally. As a reminder, all guests must enter through the front entrance, park at guest parking spaces and never visit through the backyard, especially with an unregistered golf car. When non-residents travel through our backyards, they are considered trespassers and they are also violating the privacy of your neighbors. Please report this activity to security or the office - let us keep strangers out of our community!
- Gold Coast water rates increase we have been notified that effective with services rendered in August 2023 and forward, water consumption rates will increase approximately 8.5%. Please be extra vigilant on water use and most importantly report any leaks on common grounds to the office and fix any leakages within your home.
- 3027 villa auction sale: this auction is in a closing process with a winning bid of \$60,000 – congratulations to the new owner and thank you to all that participated.
- The new housing project across Lakeshore: a public hearing took place on September 6<sup>th</sup>, 2023, for this mobile homeland use (manufactured homes). Many residents attended this hearing and voiced their concerns and questions. The project was approved by the Planning Commission. No new details are available yet.

- Waste containers: we still have residents dumping large items in the waste containers! We also had reports of non-Lakeshore people dumping their trash and other items. We are looking at the cost and feasibility of installing trail cameras for all the container areas. In the meantime, if you see something – say something – we are all paying for this! \$\$\$\$
- The pool has been repaired with a new pump. Please wear swimming suits, not regular street clothes, when inside the pool! Regular clothes introduce contaminants which require more chlorine to sanitize it and with time causes pump issues.
- The Board is still working with our insurance company to reach a fair and reasonable claim reimbursement (Hurricane Ian) for all damages to our community. We will keep you informed.

## Office Administration

- **IMPORTANT!** Starting July 1, 2023, a new State Law regarding golf carts came into effect. The new law states that **teens are no longer allowed to drive golf carts without a permit or driver's license**. If you're under 18, you need to be at least 15 years old with a learner's permit or 16 years old with a driver's license to drive a golf cart. If you're 18 or older, you must have a valid government-issued identification while driving the cart. Golf carts may be operated on roadways that are designated for them with a posted speed limit of **30 MPH or less**. Please be aware of this new law for anyone driving golf carts.
- 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 moves. You will be responsible for any misbehaviors or violations that your tenants may commit while residing in your villa.
- OWNERS, cameras are allowed on the exterior walls of your property but they must be facing your property only! Cameras should NOT be positioned to view other neighbors. Your neighbors expect privacy just like you would...please re-position the cameras if this is your case.
- Please DO NOT feed or taunt the gators...it is illegal and dangerous!!! Also, please pick up your plastic trash around your property, it can fly into the lake and then suffocate the water life.
- Residents, please DO NOT leave your children unattended around the community and especially around the lake. On two occasions, we have had to ask unsupervised children to get out of the water...this is dangerous! It is the responsibility of us all to keep children safe, but specially the responsibility of their parents.
- Gardens: Please clean your personal gardens regularly...maintenance cannot enter your private garden. If you are leaving Lakeshore, please ask someone to care for your garden. Many of our violations are due to weeds and overgrown plants. This is the homeowners' responsibility. Also, please keep in mind that if you want to plant in common grounds you need to submit a Beautification Request form at the office AND be able to maintain anything you plant.
- If you need a statement of account, please go to: [www.donasher.com/community-portal](http://www.donasher.com/community-portal)
- Security Guard Phone# [\(407\)507-3880](tel:4075073880)
- Sheriff Dispatch [\(863\)678-4170](tel:8636784170)