



Board of Directors

Wayne Estés, President

Jerry Treder, Vice President

Cathy Callazo, Treasurer

Evelyn Rivera-Miranda, Director

Sandra Cruz, Office Manager

WHAT'S HAPPENING?

We hope everyone has enjoyed this rainy and very hot weather this summer at Lakeshore.

We have made many repairs in our aging community and many more to do....so all volunteers to help around the common areas are greatly appreciated...please contact the office if you are interested in becoming a volunteer.

We now have a Fines Committee and a fines policy pending approval...let us all follow our By Laws to avoid future fines for violations...thank you!

Let's keep our Lakeshore beautiful and safe...be a nice neighbor and let us look out for each other.

Volunteers

A special THANKS to **Abraham Medina** for the maintenance of the nursery and the planting and watering of the plants, fruits and vegetables that are beautifully growing in the island. Also, a big THANK YOU to **Emily Sincup**, **Jerry Treder** and neighbor **Paul Zitzman** for the upgrades made to our Memorial Wall.

Island clean-up – we will be recruiting volunteers to store all the wood piles and tree trunks...volunteers are always welcomed!

Lakeshore United Nations – these flags were purchased with donations; if you would like to replace a flag, please donate it and contact the Beautification Committee to replace it.

Pending/Completed Projects

- Marina – Marina dock needs urgent repairs, and we are currently getting quotes – we hope to complete this project soon.
- Office-side Dock: This dock is also in desperate need of repair; we will also start this project soon.
- Sidewalk: we have repaired a collapsed sidewalk bridge and another sidewalk will be repaired soon. As a reminder, please DO NOT plant large, invasive trees next to structures and sidewalks as the roots will damage them – planting on common grounds needs Board approval.
- Lake cleaning – the lake was cleaned and rid of weeds and we now have a signed contract to do monthly maintenance – we have our beautiful lake back!

Office Administration

- Please call the security guard (407-507-3880) or the Sheriff's Dispatch (863-678-4170) if you have a problem that needs their attention. We need all the resident's assistance to keep Lakeshore a relaxing and safe place to live.
- New FOB keys (one per unit) and pool wristbands (two per unit / max of five guests bands per unit) will be distributed to the homeowners starting September 9th, 2022. As a reminder, please DO NOT share your FOB keys with anyone – you are responsible for the misuse and damages for anyone 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. Only owners can pick up their new FOB keys and wristbands – renters must bring a written authorization from the owner to receive these keys and wristbands. (only during business hours M-F 1PM – 4PM).
- Landscaping: Modifications and/or additions to the landscaping need **Board and/or the Beautification Committee approval**. No artificial plants or other artificial vegetation shall be placed or maintained upon the exteriors.
- Motor Vehicles: No trucks, campers, mobile homes, motor homes, boats, house trailers, boat trailers shall be permitted to be parked or to be stored at any place on any lot, except only during the periods of approved construction on said lot.
- Sheds: please make sure your sheds are properly anchored in cement – they become flying objects during hurricane season.
- 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.
- Note: In the State of Florida and by LAW, any person renting or selling (if it is not the owner) needs a Real Estate License. The office will not receive any third parties asking for any services without a License.
- If you have any problems inside your unit, please contact a specialist to verify it. The Association is only responsible for the common areas. Remember to turn off your water access inside your villas before leaving for an extended time.
- During and after remodeling your villa, your contractor should dispose of any debris. **THEY CANNOT USE OUR DUMPSTERS.**
- For security and emergency purposes, your villa number should be placed on the back of your unit.
- Please do not leave your children unattended around the lake or other premises.

Thanks for your continued cooperation!