



### 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

## HOA working for our community.

We have started the new year 2024 with many activities for our residents as well as some changes which we hope will be for the good of Lakeshore.

- We have held several open meetings to keep our residents informed and our manager will be doing monthly rounds to keep up with any violations of our covenants.
- We now have an open market, Margist Market, at The Palms in the Town Center – we hope everyone enjoys this new amenity, its products and its convenience.
- Please be aware that if you have a clogged sewer line you can call the office and get assistance from our maintenance team to check the clean-outs and the main sewer lines. Those units closer to the lake have clean-outs in the front and those closer to the street have clean-outs in the back. If owners have cemented over their clean-outs, it is their responsibility to check and repair it themselves, not the maintenance team.
- Our website has been updated and will be maintained as much as possible: [www.lakeshoreclubofpolkcounty.com](http://www.lakeshoreclubofpolkcounty.com). Please check out our website for updates regarding our community.
- Anyone that has a private event and requests a room needs to go to the office and rent the rooms. Only those events that are open to all the residents have free use of these facilities.
- Please know that all concerns that have to do with the community must be in writing so the manager will have a record and can perform follow-ups. No concerns will be processed if they go through a maintenance person, Board member, or any other way that is not through a Concern Report.
- As approved at a recent open Board meeting, minutes that have been approved during a meeting will be available for pick-up only at the office up to ten (10) days after their approval. Owners may also get a copy of the Treasurer's report of that meeting. The office will not email or mail any reports; any other document requests after this period will need to go through the Record Request process.
- Please...let us help our neighbors to keep our community clean...we ask you to keep your exterior sidings and gutters clean. If you have a neighbor that is away, elderly or in poor health, please assist them with the cleaning. Per our covenants, each owner shall maintain, repair, and replace all owner-installed improvements and all owner-installed landscaping. Also, per our by-laws, NO artificial plants or flowers are permitted in gardens. If you plan to be away, please make sure to have someone care for your private gardens; violations will be issued if your property's landscaping is not maintained.

- Please do not plant trees, shrubs, etc. on common grounds without an approved Beautification Request Form.
- IMPORTANT REMINDER: All residents that plan to be away from their units for a prolonged time (more than 30 days), please shut off your units' water access...this is located at the front of your units and is under a green plastic cover. Please, DO NOT shut off the common water access that is in your back yard as this access feeds your other neighbors and is maintained by the Association.
- Please be informed that if you have something for storage in the maintenance shop (boats, trailers, etc.) and it is damaged due to a natural disaster (hurricane, tornado, etc), our HOA insurance will not pay for any damages. Only owners, not renters, can keep items in the shop, and it will be on a 1<sup>st</sup> come/1<sup>st</sup> serve basis. HOA maintenance equipment will always have priority to the storage space within the shop.
- Please be sure to identify the back of your unit with numbers; all contractors need to put back any numbers that they remove during constructions.
- The Lakeshore Post Office will be closing June 1<sup>st</sup>, 2024. We hope to have someone interested in taking over and we will keep everyone updated.
- Committees and their volunteers have been confirmed and we thank everyone that donates their time to the community.
- ARB Committee: Dotty Lennox, Jim Krauss, Victor Figueroa                      MEETING DATE: every 2<sup>nd</sup> & 4<sup>th</sup> Monday of the month
- A big THANK YOU to the Beautification and Activities Committee for their hard work with the landscaping and keeping us all entertained with the many events!
- Memorial Committee: Please DO NOT use metal products such as paper clips to attach flowers behind plaques. The metal products are damaging the backboards.
- As always, a HUGE THANK YOU to the Thrift Committee and all the volunteers that work so hard for all of us!
- PLEASE!!! After every event, make sure that the A/C has been turned off, also turn off the lights and fans in the laundry room as well as other rooms. We need to keep our electricity usage down and avoid higher costs to us all.
- NEW Security phone number: **863-270-1389**

