

NEWSLETTER



APR - JUN 2024



#### Board of Directors

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Jerry Treder, Vice President  
Cathy Collazo, Treasurer  
Evelyn Rivera-Miranda, Secretary  
Mary Krauss, Director at Large  
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### **HOA working for all our residents**

We hope you are all enjoying our super warm Florida weather...we have a beautiful, shady island and a nice pool to keep you a bit more comfortable...let us all enjoy our amenities while following the safety rules.

#### HOA LAWS CHANGING

Florida's Governor has signed into law several changes governing HOA's. These changes take effect in stages between July 1, 2024, and January 1, 2025. The objective of these changes is to have greater transparency between the HOA administration and Owners.

A major change will be to the official HOA website which will be undergoing a major upgrade. When we have this completed, owners will be able to access many governing documents, specifically financial reports, rules and regulations and a long list of other documents. Most of these documents will only be accessible through an Owner Portal on the web site. This portal will be safeguarded by username and password. To obtain a password, **OWNERS** will need to complete a form with the HOA office to allow use of their email address to receive a password. At the same time, we are asking for authorization to use the same email to keep owners updated on official Lakeshore information.

**The form to give permission can be filled out after July 1, 2024 by downloading it from our current web page and returning it to the Lakeshore Office at PO Box 8777 or in person.**

**For your convenience, we are also attaching this form to this newsletter.**

The HOA will be sending updates on these changes and what owners can expect to see as changes are made.

Website: [www.lakeshoreclubofpolkcounty.com](http://www.lakeshoreclubofpolkcounty.com)

Requirement to mail or email Articles, Covenants and By-Laws:

One of the new changes requires that the HOA mails or emails to all Owners a copy of the Articles, Covenants and By-Laws. This must be completed by 1<sup>st</sup>, 2024.

Postage estimated for the mailing of these documents to our owners (500 units with approximately 20 owners of multiples, is \$4600. This figure was calculated by taking the 400 owners residing in the USA at \$9 a packet, then approximately 20 owners in Canada and other countries at \$25 a packet and the cost can be large.

- We now have a pool monitor during the weekends and holidays...the monitor will be there to make sure everyone follows the rules for the pool and to make sure that all the residents enjoy this amenity in a safe and orderly manner. Please comply with the pool rules and show respect to this young lady as she is doing a job. Thank You!
- The fire pit is closed due to a Polk County Fire Marshall's burn ban order – we will notify all the residents as soon as the ban has been lifted and the fire pit can be enjoyed again.
- Due to the many problems that the maintenance employees are confronting while cutting the grass, planting on common grounds has been put on hold until further notice. Please be aware of the type of plants and trees you are planting on your property as many trees and plants may be invasive and prohibited.
- We have reviewed the cost and requirements for ZOOM during our meetings but at this time we will not pursue this technology as the cost is very expensive and we would have to invest in equipment and Wi-Fi upgrades.
- Refuge Services: we now have a contract with this company for weekend security; we are also asking for volunteers for the Sheriff's CAP Program to enhance our security. CAP is a volunteer patrol/customer service program where citizens patrol their neighborhoods to prevent and deter crime. Please contact the office if you have an interest in this program.
- Please be considerate of your neighbors...do not take anything from backyards without the owner's permission.
- 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.
- All units must have numbers on their back porches. If a contractor has removed it, please make sure that they are placed back on the porch wall. All units need to be identified in both the front and back walls.
- NO parking is allowed on the island...only owners or registered renters that have a visible State issued handicap permit and/or a Lakeshore hang tag or window sticker can park at the island. All other vehicles will be asked to move, any repeat offenders will be processed for violations.
- IMPORTANT: If you are extending your back lanai/porch or creating a garden in the front, please be sure that you DO NOT cover the clean-out for your unit. If the owner covers the clean-out, HOA will not be able to assist or perform sewer cleaning on the line.
- 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.
- 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. If you forget, please call the office so they can shut off the water.
- 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 any damages. Only owners, not renters, can keep items in the shop, and it will be 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.
- NEW Security number: **863-270-1389**

