

**Forest Lakes Country Club Estates
Homeowner's Association
Post Office Box 7226
Pinecraft Station
Sarasota, FL 34278**

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Manasota, FL**



"A DEED RESTRICTED COMMUNITY"



*Please correct the phone number listing for Carol Burnett in the
FLCCE directory to read: 941 706 2925!*

Sarasota County reported at their last monthly meeting that the **Southgate Treatment Plant Demolition** was approximately 60% complete and that the noise level should have dropped considerably. The process should be complete at Southgate in mid-March. If you have not driven by the site recently, you will be pleasantly surprised with the progress!



Holiday Lighting Winners!

Santa's Choice	Anthony and Pam DeMarie	3512 Sea View
Classic Christmas	David and Beverly Bruce	3140 Espanola Dr.
Tropical Fantasy	Howard and Erica Firth	3417 Brookline Dr.
Festival of Lights	Tobey and Judy Hockett	3232 Pine Valley Dr.

Congratulations and thanks for helping to make our neighborhood so festive!

On December 18th, several Forest Lakes residents gathered to go Christmas Caroling and enjoy Hot Chocolate. The Carolers were led by **Forest Lakes resident Teresa Taft** and originator of this night of Holiday-inspired fun. Thank you to all the residents that came out and participated in the singing and thank you again, Teresa, for putting together this joyous and fun-filled evening!

WWW.FLCCE.COM

MARCH 2011 NEWSLETTER

Saturday

March 19th!

8:00 to 12:00

Signs will be posted around the community & an ad will be placed in the newspaper! Join the fun!



Beautification News.....Well, spring is just around the corner and, already, the weather is starting to reflect that fact. The Beautification Committee is working on several projects to spruce up our neighborhood. We are currently planning and gathering quotes to refresh the entranceway walls on Beneva and Tanglewood. We are also in the process of updating our posted Deed Restricted Neighborhood signs while adding a “No Soliciting” message.

Another big way for us to brighten up our neighborhood is by having our roofs cleaned. The best time to clean the roof is in the warmer months and when the algae covers 30% to 40% of the north roof. By this time it is likely that it has spread to other areas of the roof and will only be a matter of time before it begins to show. The longer you wait, the harder and more costly to remove. It's a relatively low-cost way to put out best foot forward as a community.

To all Forest Lakes Residents!

This is a repeat of the Blast that was sent out January 24th, 2011 in reference to updating residents that were not present during the Forest Lakes HOA the Annual Meeting. It is being printed in the newsletter as a courtesy to those that do not have email/computers and to those that might have missed the initial Blast email. I have updated some items. In addition to the repeat of the Blast there have been several Security Alerts blasts put out since the January meeting along with several blasts on the Coyote situation. I hope that all of you are benefitting from this information and are staying safe. - Lynn Thomson – President of the Forest Lakes HOA

Thank you [again](#) to all of the residents who took time out of their busy schedules to attend the 1/11/11 Forest Lakes Annual Meeting. I received many positive comments - especially about the content of the information given. For residents who couldn't attend I will give a short summary and say - Boy! You missed a good meeting!

Approximately 80 residents were in attendance and heard the latest updates on what is going on with the Golf Course Receivership, Security Issues, Deed Restrictions and upcoming 2011 thoughts on continuing to process fairly and equitably our Deed Restriction rules. The Holiday Decoration Contest winners were also announced by the **Beautification Committee Chair – John Maxwell**.

An excellent and very thorough presentation was given **by Laura Odley on our golf course "history"** concerning how we have gotten to our present state of affairs and what our present receivership situation looks like. Laura also reported on the golf course water permitting status which is essential to the vitality of the course itself. This update is featured in this newsletter edition. Our **Security Patrol Chairs, Belle Heneberger and Joseph Melancon**, spoke on what the Security Patrol is really all about and closed with a request for more volunteers. I am pleased to say that - due to their excellent presentation – an additional nine residents signed up at the meeting.

Our **Social Committee Chair, Marie Diffley** announced plans for the next Forest Lakes HOA Garage Sale on March 19th. A recent blast went out on this as a reminder. The **Newsletter and Phone Directory Committee Chair, Celeste Dority**, received several positive verbal comments as well as applause for the new and improved Phone Directory that she and her Committee worked so hard on.

We heard from our **Membership Chair, Nancy Plummer** on why Homeowner Association Dues are so important for the continued implementation of enforcing our Deed Restrictions. I am very pleased to say that 287 residents have responded to sending in their membership dues. A second letter went out earlier this month as a friendly reminder. Enforcement of Deed Restrictions sometimes involves our Association attorney which in turn costs money. Please help support your neighborhood with your \$50.00.

Our **Block Captains**, who are the neighborhood eyes and ears of our streets - were introduced and a new resident couple volunteered to replace long standing Tanglewood Block Captain Bill Taft who is "retiring" from service after many years. Sea View Street still needs a Block Captain. I promise it isn't a lot of work!

Our **Deed Restriction Chair, Charles Rose**, reported that a total of 84 Deed Restriction violations were processed in 2010 including one violation that resulted in court action. Already this year we are dealing with several issues of residents violating our Deed Restrictions. New Board members were presented by **Nominating Committee Chair Carol Miller** and voted in: Joe Orgaz, Christina Le Pome and Whitney Wise. Welcome and thank you for serving. Board members Joann Ganey, Carol Miller, Nancy Plummer, Celeste Dority, Riki Firth, Graham Hildebrand, and John Maxwell were reelected. **Updated By-Laws and Rules of Incorporation were presented by Bill Taft** and approved and the financial report was presented by long standing Finance Chair Joann Ganey and approved along with the 2010 Annual minutes. This information will be on the Forest Lakes HOA website: www.flcce.com. Following the Annual Meeting a brief January Board meeting was conducted where new officers were selected and voted upon. The results were: Lynn Thomson, President, Carol Miller, Vice President, Scott Tyle, Secretary and Joann Ganey, Treasurer. The minutes of the Annual Meeting (in draft form) will also be available and placed on the FLCCE website soon.

I am looking forward to working another year as your **President of the HOA**, working for all of the residents of Forest Lakes. I welcome any input and/or concerns from you. May I please mention again how important your Dues are to the Health of your Association? The majority of our money goes to enforcing our Deed Restrictions with Attorney fees along with the Attorney fees that are involved with keeping on top of the Golf Course water permitting situation and the present receivership. We all benefit from Deed Restriction enforcement and all benefit from the work it has taken to stay on top of the permitting and Golf Course receivership. We enjoy one of the lowest HOA dues, \$50.00. Although this is voluntary, please look at it as a small price to pay for the benefits you receive. If you have not done so already – Please send in your dues of \$50.00 now. My best regards to all residents – Looking forward to another great year of working together!

Lynn Thomson – President of the Forest Lakes HOA

Golf Course Committee Update – A Summary from the FLCCE January 2011 Annual HOA Meeting

History – The entire property was zoned *Residential* when Forest Lakes Development (FLD), LLC purchased it on 3/17/2004. Individual construction permits were all that were required to construct homes on the course.

Current Use Entitlements - Subsequent to the purchase FLD proposed to congregate the 201 units allowed across the entire course into a smaller footprint located where the 189 condo units and 11 single family homes were proposed. FLD held a noticed meeting where all neighbors were invited to review the plans for the Rezoning request. FLD proceeded through the Rezoning process with the Sarasota County Board of County Commissioners (BCC). The Rezoning was approved through Ordinance. Tied to the Rezoning are additional Covenants: 1) Covenant and Restriction Running with The Land – can be modified only with a supermajority (75%) approval of FLCCE residents - this was a prolonged negotiation between the FLCCE HOA attorney and FLD; 2) Open Space Covenant Running with The Land – similar to #1 – required by the County attorney during the Rezone – can be modified only by the BCC. Document and history are located on our FLCCE.com website - Golf Course News.

Construction - Construction of the course redesign approved with the Rezone commenced by Westwater Construction, Inc. shortly after Rezone approval, however the County issued a stop work order for the failure of the project to have appropriate construction permits and the Southwest Florida Water Management District (SWFWMD) put the project under a monetary Consent Order for failure to begin construction with appropriate permits. Construction could not resume until the appropriate regulatory authorizations were secured; they eventually were issued, however, the course sits unfinished.

Foreclosure - Wachovia pulled the Letter of Credit issued for the project when a certain number of units failed to be sold as specified. Wachovia (now Wells Fargo) initiated foreclosure proceedings on 1/15/2008.

Receivership – On 9/3/2010 a Receiver of the property was appointed by the Circuit Court, Mr. Denny O’Shay of Stiles. The Receiver is accountable to and requires approval of the Court for his actions. The Receiver’s mission is to possess, protect, preserve the property for the Court, not to enhance it. Although FLD is disbanded, it remains the owner of the property, but it has no legal access to the property. The Receiver has: 1) met with HOA reps and maintains open communication; 2) retained a contractor to mow the property and committed to continue to mow and maintain compliance with County Ordinances during the foreclosure pendency; 3) received a Certificate of Compliance with the County; met and coordinated with County officials; 4) removed truckloads of dumped trash and debris; 5) maintained validity of permits, preserving entitlements including the extension of key state permits, and a critical Water Use Permit renewal for which immediate issuance is expected; 6) filed an Owner’s Affidavit with Sheriff’s Office – a trespasser will be warned once, then removed and charged on second offense; and 8) indicated the property will be posted No Trespassing and selectively fenced/barricaded to discourage dumping – once posted individuals can be removed and charged on first offense. The Receiver has asked that queries be through FLCCE HOA, please contact forestlakes@comcast.net with any questions.

The Future – the Receivership has been extremely beneficial but is a temporary situation. Once the foreclosure goes through, the property will be sold; we may be dealing with an entirely new entity with a similar OR different vision for the property. We understand there are several interested parties, but are unaware of who these entities are and of their intent. Because of the Covenants previously referenced, our HOA will be a key point of contact for any new owner. We understand that the debtor (FLD) has responded to the amended foreclosure complaint from Wells Fargo and that the bank will likely proceed with a hearing for summary judgment in March. Wells Fargo has also retained the services of a local law firm to accelerate the foreclosure process.

Neighbor Coordination – Representatives of our Board and the Golf Course Committee have coordinated and met with leadership from nine of our neighboring associations to provide a summary of the golf course status as we know it and to ensure open lines of communication around the neighborhood(s) as mutually interested parties.

Golf Course Committee

Notes from Nancy Plummer, Membership Chair and Lynn Thomson, President

Thank you to all those members who have paid their 2011 annual dues. We appreciate your continued support. If you have not yet paid, please do so today. Your dues payment is necessary for the continued support of our neighborhood.

*Not so sure you really "need" to pay the dues? Consider yourself a citizen of Forest Lakes Country Club Estates, with certain responsibilities and duties, just as we have responsibilities and duties toward our larger society. As residents in a deed-restricted community, we have the responsibility and duty to financially support the work of the HOA. The primary purpose of the HOA is to enforce our deed restrictions. That can cost money. We recently went through court proceedings to enforce deed restrictions, and we won the case. We spent almost \$3,000 in the process. We have a judgment against the offender to cover our legal fees and court costs. It could take a few months (or longer) to collect that judgment, depending on what legal steps the offender might choose to take. But in the meantime, we had to be financially ready and able to prosecute the offender when lesser means failed to resolve the issue. **If you are not paying your annual dues, that means your neighbors are "footing the bill" for you to live in and enjoy our wonderful neighborhood. Think about it.***