

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

Presorted Standard  
U.S. Postage Paid  
Permit #413  
Manasota, FL



## "A DEED RESTRICTED COMMUNITY"

### Golf Course Update

*We hope all residents have taken pleasure in seeing how the recent mowing of the golf course and the old Country Club area has greatly improved over the last couple of weeks – along with much of the trash/debris removed that has been dumped over the years. This is a result of the receiver hiring the gentleman whom you might be seeing out and about working tirelessly to get the job done.*



*Recently the Chair of the Golf Course Committee – Graham Hildebrand - reached out to the receiver to ask for some updates on the golf course and was given the below information:*

- \*Sarasota County has given the receiver a certificate of compliance due to the recent mowing.*
- \*Now that the initial mowing has been done and more trash/debris can be seen, the receiver has authorized more trash to be hauled away.*
- \*The property will continue to be mowed during the “pendency” of the foreclosure.*
- \*No trespassing signs and fencing will go up to prevent future dumping.*

*As the Board receives updates, we will pass them on to our residents in an effort to keep all informed.*

*Lynn Thomson – President of the Forest Lakes HOA*

**Thanks to neighbors, Tim & Janis Eastwood of Signs by Tomorrow, for donating the replacement sign for our citizen patrol program.**

*Oops! We'd like to apologize to Tobey and Judy Hockett, 3232 Pine Valley Drive, 921-2313 for the omission of their listing in our Directory. Please add their contact information to the “Notes” section of your directory.*



# DECEMBER 2010 NEWSLETTER

## Message from the President.....

Greetings Fellow Residents. What a wonderful year it has been to serve as your President!

Thanksgiving has come and gone and we are now thinking of the upcoming Holidays and what that means to each of us personally. As my first year as your Association President comes to an end I give thanks to those that have given their guidance and insight to help achieve our goals in preserving our special community - Forest Lakes.

My goal as incoming President was to bring fun into governing and establish an open dialogue between friends – you and your Association - as mutual residents of Forest Lakes. Along the way I have had the honor and privilege of meeting, speaking and emailing with many of you. No one person can do what is right, find a solution or right a wrong without the support of their constituents and the Board. Thankfully, you have always been generous with your time and expertise to guide me in my decision making. The only way to achieve anything for the betterment of our community is to ask what YOU wanted and what YOU felt was important.

I am privileged to serve on a Board of Directors that truly cares about their community and volunteers 100% of their time to serve you. It does make a difference when we work together. May I share some of this year's accomplishments that were made possible because of your input and the help of Board?

- ✓ The sharing of information with Southgate Homeowner's Association on safety issues.
- ✓ Board involvement for monitoring the Golf Course with the Receiver, Bank and County.
- ✓ Beginning a dialogue and open discussion on Deed Restrictions.
- ✓ Willingness for residents to come together with time and monies to mow their parts of the course.
- ✓ Monitoring of Deed Restriction violations resulting in numerous positive results.
- ✓ The tearing down of the water treatment plant coming in December. (Hopefully)
- ✓ The beginning stages of having our entranceway on Beneva looking clean and fresh again.
- ✓ The new and improved look of this years phone directories at very little cost.
- ✓ The Spring Fling Social which was a total success.
- ✓ Collaboration with the surrounding Homeowner's Associations impacted by the Golf Course.
- ✓ Good faith efforts to improve communications among the Association Board and residents.
- ✓ Open dialog by residents and a welcoming of concerns and suggestions from the residents
- ✓ A continuation to improve our membership base including surveying non paying members.
- ✓ Improving the look of our website and the information it provides.
- ✓ An enhanced security patrol.
- ✓ By-Law revisions
- ✓ Involvement of our Block Captains
- ✓ Continuous communications of security issues and updates.

We have much more to accomplish in 2011 – Join us! I hope each one of you has a wonderful Holiday and I hope to see ALL of you at **the January 11th, 2011 ANNUAL MEETING.**

If you are not a Dues paying Member of the Association I personally ask you to let me know what I, as President can do to have you re-consider. It does take a village and YOU are part of that village called Forest

*called Forest Lakes.*

*Lynn Thomson – President of the Forest Lakes HOA*

**ANNUAL MEETING**

**FOREST LAKES COUNTRY CLUB**

**ESTATES**

**ANNUAL MEETING AND BOARD ELECTION WILL BE HELD TUESDAY, JANUARY 11<sup>TH</sup>, 2011, 7:00 P.M.**

**SOUTHGATE COMMUNITY CENTER  
3145 SOUTHGATE CIRCLE**

**The agenda will include various committee reports.**

**Refreshments will be served.**

**Voting Requirements:**

**You must have paid your membership dues for 2010.**

**Only one ballot per parcel.**

**Nominees for FLCCE HOA BOARD of Directors**

**New Nominees: Joe Orgaz, Christina Le Pome, Whitney Wise**

**Incumbents Nominated for re-election: Joann Ganey, Carol Miller,**

**NancyPlummer**

**Incumbents Nominated but not voted on at 2010 Annual:**

**Celeste Dority, Riki Firth, Graham Hildebrand, John**

**Maxwell**

**Incumbents continuing terms: Scott Tyle, Lynn Thomson, Vicky Bass, Sandy Rose**

**Also at the Annual Meeting the Holiday Lighting Contest winners will receive a \$25 prize. Judging this year will take place Sunday, December 19<sup>th</sup>. Winners must be current on 2010 dues and not be in violation of deed restrictions.**

**The categories remain the same as last year.**

**SANTA'S CHOICE.... Traditional Santa with his reindeers and elves.**

**CLASSIC CHRISTMAS.... Old fashioned, winter wonderland or nativity scene.**

**TROPICAL FANTASY.... A Floridian-inspired creation.**

**FESTIVAL OF LIGHTS.... White or colorful, as long as they're bright.**



**Winners will be notified the next day and a sign will be prominently displayed to celebrate their hard work!**

## **Membership Notes**



Soon the 2011 FLCCE Dues Letters will be mailed out to all homeowners in the FLCCEHOA membership area. We want to remind you of the importance of supporting your HOA by paying your dues in a timely fashion.

The first duty of the HOA is to enforce deed restrictions. When a representative of the HOA is made aware of a possible deed restriction violation, the designated representative(s) of the HOA initiate(s) contact with the homeowner in order to evaluate the situation. If there is a violation, the homeowner is advised of it and is requested to make appropriate corrections. If the homeowner cooperates, fine. If the homeowner resists complying with the deed restrictions, a number of intermediate steps can be taken, and the HOA's attorney gets involved. As soon as we hire the attorney to handle such a conflict, the costs go up into the hundreds of dollars quickly. Ultimately, a lawsuit may be filed, which results in more expense.

The only real source of income to the HOA is membership dues. (We have a negligible amount of interest income on our CDs at the bank, but we all know how much those are paying.) If you want your deed restrictions enforced, the HOA needs to have the income with which to operate. HOA members who volunteer to assist on our various committees, including the Deed Restriction Committee, are just that – volunteers who are unpaid. They are the backbone of the organization, regardless of how they serve the FLCCE community. But when outside resources (such as attorneys) must be engaged, we must be able to do so in order to fulfill our duties.

If you perceive that there is a deed restriction violation occurring in your vicinity, don't ignore it. Please contact an Officer or Board Member listed on the Forest Lakes' webpage or Charles Rose, Deed Restriction Chair, 923-0019. Your concern will be passed along to the correct person(s) to investigate. We need the cooperation of all residents to make FLCCE a better place to live for all of us.

***Your Membership Committee thanks you!***

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**AS** a reminder from the **Deed Restriction Committee**, ANY outside work, other than landscaping, needs to be brought to the attention of the deed restriction committee, especially in the area of roofs, remodeling, and adding a pool.

Please contact the DR committee, Charles Rose, 923-0019, when you first think of doing these improvements, not after you have signed a contract, as you may have to make changes to the plan based on set backs and materials used.

## **GARAGE AND IN-HOME SALES**

According to County Code, *Garage Sales* or any type of at-home sales, are only allowed three (3) times per year. The sale may take place on three consecutive days, for example, Friday, Saturday and Sunday.

So basically the rule is three (3) sales per year and three (3) days per sale. Sales above three (3) times per year are reportable to the Sarasota County Code Enforcement. Their phone number is 650-6060.



***Also, if you are having a sale, please post signs to advise that parking is on one side of the street only. Parking on both sides of the street causes a major problem, not only for residents trying to get in and out of the***

**neighborhood, but more importantly Emergency vehicles cannot get through.**

## **Summary of Proposed Document Amendments for Annual Meeting January 2011**

*The Board of Directors is proposing changes to the “By-Laws of the Association” and to the “Articles of Incorporation”. The changes will be presented to the membership for approval at the January 2011 Annual Meeting.*

*Changes in these documents affect the way that the Association conducts business; they do not affect the Deed Restrictions. By-Laws amendments can be approved by the Association in a general meeting; Modifications/Amendments to the Deed Restrictions require a much more stringent approval by each individual property owner.*

### **By-Laws Proposed amendments:**

We are posting a full copy of the proposed changes on the Association web site in addition to the existing By-Laws (dated January 2002). For brevity, this summary only shows the sections and paragraphs so affected. If you wish a complete copy of the existing and the proposed By-Laws and/or the Articles of Incorporation, please either download from <http://flcce.com/Documents.html> or contact any member of the Board of Directors.

In general, we have separated the By-Laws from the Articles of Incorporation. The By-Laws are controlled and maintained by the Association; the Articles may be amended by the Association, but the amended version must be recorded with the State of Florida.

### **SUMMARY OF CHANGES:**

**ARTICLE II – MEMBERSHIP:** Membership in the Association is clarified. There is a conflict between Membership as specified in the By-Laws and those in the Articles. In order to have Membership defined in only one document, Membership details was removed from the Articles and is only in the By-Laws.

Note that the Florida State Corporate requirements for Articles include a line item for “Membership” so that term was included in the Articles, but the By-Laws provide the details.

#### **Section 1. Eligibility:**

Association Boundaries: The map on page 7 labeled “Forest Lakes Country Club Estates” encompasses nearby condominiums (Village Green, Beneva Terrace and others). Eligibility for Membership previously included this map and an undefined area “*property in near proximity*”. We now limit individual membership to those residing in or owning property within the map area (“Boundaries”).

Corporations either within the “Boundaries” or in near proximity (outside of the Boundaries) may be Special Members.

#### **Section 2. Classes of Membership:**

“Regular member” and “Special Member” are defined; both categories must be residents or owners within the ‘Boundaries’. Note that a corporation may be a Special Member whether located within the Boundaries or *in near proximity*.

Regular member is an individual (not a corporation) property owner within the “Boundaries”.

Special Member is or a non-owner residing within the “Boundaries” or a corporation.

A Special Member has no voting rights.

Application for Membership: We removed the ‘application’ requirement since it is no longer required.

#### **Section 3. “Good Standing”:**

Good Standing requires dues paid for the current year with no outstanding Deed Restriction violations.

Section 4: Voting: To vote in a meeting, a person must be a Regular Member in Good Standing.

### **ARTICLE III: BOARD OF DIRECTORS-**

Section 1. Term of Office: We can elect only five Directors for terms of three years each annual election, but we can fill any unexpired terms. We use the term ‘up to five’ because we do not always nominate exactly five directors.

Board of Directors: changed from “*shall consist of 15 members*” to “*from 9 to 15*”, and includes “*Regular Member in Good Standing*”. To serve as a Director, a person must be a Regular Member in Good Standing.

Section 2. Nominations:

Nominations for the Board must be Regular Members in Good Standing. Only Members in Good Standing may nominate.

Section 3. Elections: To be elected to the Board, a Member must be in Good Standing.

Section 5. Powers:

\$3,000 limit on expenditures: applies to any other (excludes litigation) line item single expense.

### **ARTICLE IV: OFFICERS**

Section 1. Officers: Board Officers must be Members in Good Standing.

Section 4. Duties of the Secretary: Removed the keeping of membership lists. The Board under general powers can now assign this duty. (It is normally assigned to the Treasurer and the Data Base Manager.)

Section 5. Duties of the Treasurer: A check greater than \$400 must be co-signed by two Officers of the Association.

### **ARTICLE V: STANDING COMMITTEES**

Section 1. Membership Committee: No longer requires an application for membership

Section 2. Finance Committee: Deleted. (The Board of Directors oversees the Association finances.)

### **ARTICLE VI: MEMBERSHIP MEETINGS**

Section 1. Annual and Special Meetings: Notices of meetings may now be sent “*electronically if applicable*”.

(We permit ‘electronic notification’ if applicable. We can use that only if the person has provided us with an e-mail address. We will continue to provide paper notifications to those who request or to those who do not have e-mail.)

### **ARTICLES OF INCORPORATION proposed amendments:**

**Articles of Incorporation:** In addition to separating the Articles from the By-Laws into a separate document, there is only one major change to the Articles; that is to state that Membership is defined in the Bylaws and removes other descriptions of Membership.

The Articles are placed in a separate document because the Articles are maintained by Florida State Department of Corporations, whereas the By-Laws are maintained by the Association.

The current Association Articles of Incorporation state that persons owning land in near proximity to Forest Lakes Country Estates may be a “Regular Member” or occupying land in near proximity may be a “Special Member”.