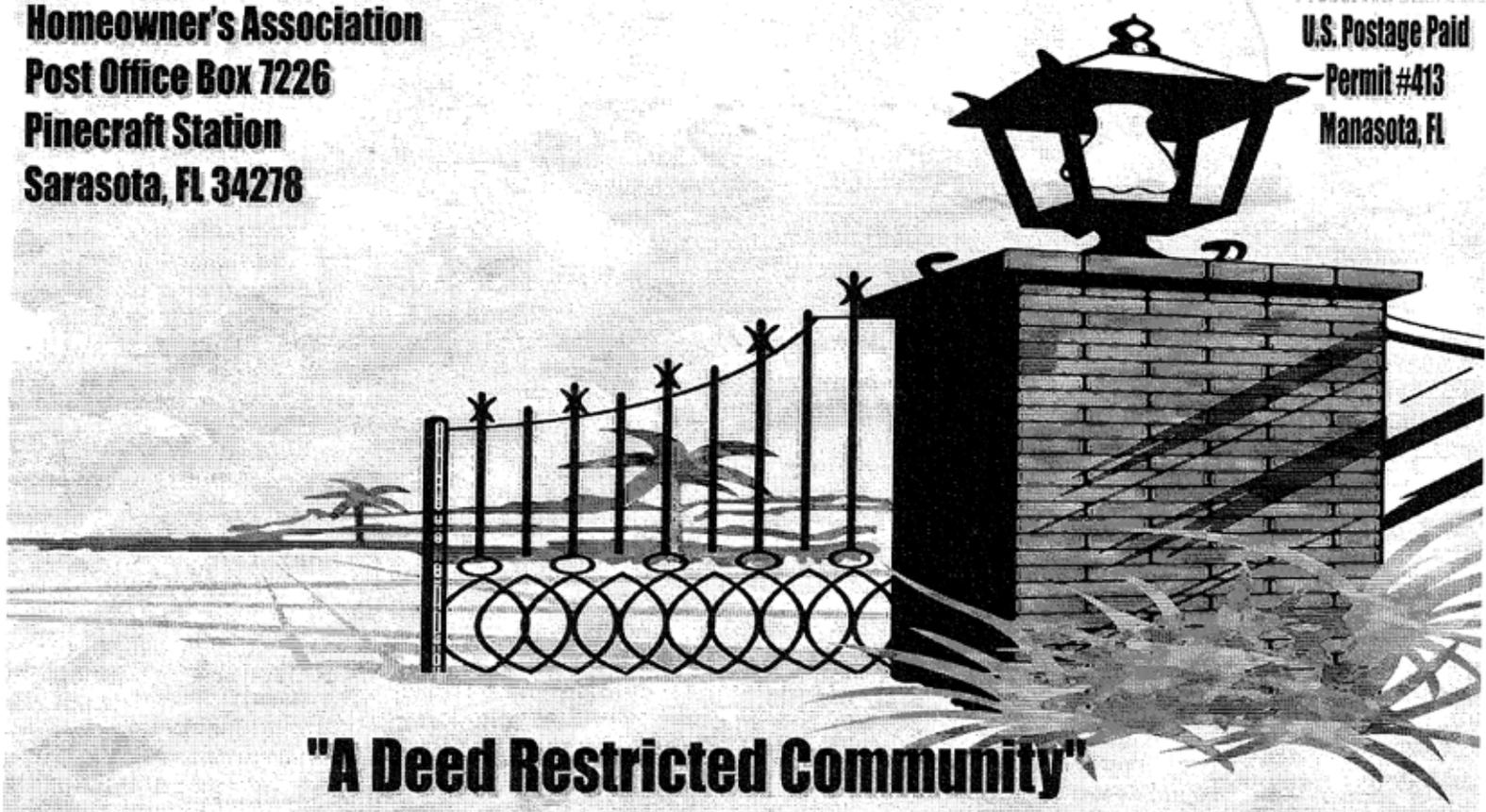


**Forest Lakes Country Club Estates
Homeowner's Association
Post Office Box 7226
Pinecraft Station
Sarasota, FL 34278**

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Manasota, FL**



"A Deed Restricted Community"

Block captains as of January 2015

Beneva Road - open
Brookhaven Drive (north) Ross Corona
Brookhaven Drive (south) George Prozzo
Brookline Drive - Violet Heacox
Espanola Ave./ Espanola Dr. - Lynn Thomson
Glenna Lane - Ross Corona
Mid Ocean Circle (north) - Marsha Vezin
Mid Ocean (south) Linda Petrilla
Pine Valley Drive (west) Jody Maxwell
Pine Valley Drive (east)
Joseph Melancon/Belle Heneberger
Pine Valley Lane
Joseph Melancon/Belle Heneberger
Riviera Circle - Maureen Williams/Joann Ganey
Riviera Drive - Marie Diffley
Sea View Street - open
Tanglewood Drive - Barb Elbrecht
White Sulpher Place - MaryAnn Figlow
Village Green Sect. #14 - Nancy Plummer
(Westport, 1300's Stafford)
Village Green Sect. #12 - Tama Traberman
(1500's Stafford, Collins)

President - Vickie Bass
Vice President - Rick Howe
Treasurer - Joann Ganey
Secretary - Carol Miller

Board Members:

Dave Battles
Warren Day
Celeste Dority
Doug Erb
Colin Fairweather
Roxi McCarthy
Jesse Murse
Joe Orgaz
Nancy Plummer
Mike Wilson

March 2015 NEWSLETTER

Dear Homeowners:

March 2015

Construction for the golf course is underway. Ponds are being cleared and fairways are being cutback to make way for "sprigging" in April. It's beginning to look a lot like a golf course. As we move into this new era for FLCCE, it becomes even more important that we present front and rear yards well with great home curb appeal for visitors, golfers, prospective homebuyers, and as homeowners. Our property values took a huge downward plunge in previous years partly because of the abandoned golf course. We are now in a position, with the new golf course, to become a neighborhood with great potential for increasing values that we haven't realized in years.

Many of you expressed your passion for FLCCE; what is was and what it can be. Many new families with children are moving into FLCCE. My guess is that our ages range from newborn-late 80's or 90's. All of us contribute to our quality of life and quality of the neighborhood. Having many generations to celebrate FLCCE ensures that our history will live on.

Be alert for email blasts with updates on the golf course and visit our website for the most up-to-date news on the construction progress.

Over the years, many homeowners have not complied with our Deed Restrictions. The Board has approved and signed an Affidavit that legally, re-establishes our commitment to enforce our Deed Restrictions. The Affidavit will be filed with the County within the week. This means that the Association shall henceforth enforce compliance with the Deed Restrictions. You will be receiving in the mail a letter and a copy of the Affidavit. I suggest you keep it with the Deed to your home. Deed Restrictions are published on line at flcce.com.

Sincerely, Vickie Bass, President

Reminder – FLCCE Annual Yard Sale – March 21st.

Forest Lakes Country Club Estate's annual meeting was held Tuesday, January 13th, 2015 at the St. Paul Lutheran Church on Bahia Vista. The three nominees to the board were unanimously approved, as well as approval of the three incumbents. Your current Board Members are listed in the newsletter, along with Block Captains. Please feel free to contact a Board Member or Block Captain with any questions or concerns that you may have. You may also send an email to forestlakes@comcast.net.

The annual holiday lighting contest winners were also announced at the annual meeting. The categories and winners are listed below.

Classic Christmas –	Tobey & Judy Hockett	3332 Pine Valley Drive
Santa's Choice –	Mike & Beth Wilson	2040 Riviera Drive
Festival of Lights –	Bill & Gail Balkwill	2151 Riviera Drive
Tropical Fantasy –	Ronald & Jean Schwied	3203 Espanola

Thanks again to everyone who participated and helped to make Forest Lakes such a festive neighborhood.





The Palms Golf Club at Forest Lakes

Neal and Karen Neilinger (Grosvenor Square Capitol LLC) have been very busy as they work the plans for the golf course. The final design by Gordy Lewis, golf course architect, will be 18 holes with two par 5 holes and should be completed by the end of March.

The current plan is to use Celebration Bermuda grass for the fairways and tee boxes with TifEagle Bermuda on the greens. The Aquatic Driving Range - Lake is planned to be 6 – 8 acres in size and will be equipped with custom moveable floating target “greens”. It will be an “irons only” range with no large net or screen required. Glow-in-the-dark floating golf balls and lighted target greens are being considered for extended hours of operation.

Construction of our new golf course got off to a good start in late January with the lakes being cleared. They will be sodded to keep out regrowth. They have begun clearing the course with a plan to have the land work and stripping the course completed to begin grass sprigging in mid to late April. This is important so that the summer rains can help establish the turf. It is projected that play on the course could begin by the October or November time frame.

The final Club House designed by Hoyt Architects is underway with the intention of it being a very special facility. The clubhouse will be 8,500 square feet with 2,500 square feet set aside for “First Tee” activities. A restaurant with liquor license bar and meeting room are planned. A temporary clubhouse will be used until the permanent club house is complete.

The Palms Golf Club at Forest Lakes Web Site

(<http://palmsatforestlakes.com/>) is online and will post ongoing progress reports and photos. Also, our FLCCE.com web site will be updated monthly with a status report from the monthly HOA Golf Course Committee Meeting with the Neilingers.

Rick Howe – HOA Golf Course Committee Chair

The Board would like to extend a very big thanks to Lynn Thomson for her years of service on the Board as President and Board Member. Her work and dedication to our Association has been greatly appreciated.

**FROM THE BOARD.... NOTICE TO ALL LOT OWNERS:
WHEN SEEKING INTERPRETATION OF THE
PROVISIONS OF THE DEED RESTRICTIONS, YOU CAN
ONLY RELY ON THE DECISION OF THE ENTIRE BOARD
OF DIRECTORS, NOT AN INDIVIDUAL DIRECTOR. IF
YOU HAVE ANY QUESTIONS, PLEASE EMAIL THEM TO
forestlakes@comcast.net.**



Neal and Karen Neilinger (Grosvenor Square Capitol LLC) hosted a groundbreaking ceremony on December 18th, 2014. During the proceedings a palm was planted on the east corner of Beneva Road and Riviera Drive, marking the 50th year since the opening of the original golf course, that was established in 1964.

Helpful hints from Waste Management:

Items may be placed at the curb beginning at 5 p.m. the day *before* collection, and should be curbside by 6 a.m. on your collection day. Empty containers should be brought in from the curb by 10 a.m. on the day following collection.

Yard waste should be placed separately from garbage and recyclables at the curb for collection. It should be bundled into groups and secured with string. Each bundle should not exceed 40 pounds or four feet in length.

If you have any questions relating to what you can and cannot place at the curb, please call Waste Management at [493-4100](tel:493-4100), [861-5000](tel:861-5000) or visit www.scgov.net.



*From your Deed
Restriction
Committee chair,
Warren Day.*

Tile Roofs are Energy Efficient

Roofing tiles are the only materials currently in use that possess two inherent qualities necessary for energy reduction: first, the natural thermal resistance in the raw materials themselves that are created by larger cross-sectional areas of the tiles while installed. Secondly, since they are installed individually, rather than in sheets or in overlapping style, the natural airspace around the tiles creates a natural ventilation that provides a thermal barrier for heat transfer to the roof deck. This "Above Sheathing Ventilation" (ASV) can result in greatly reduced heat flux transfer when compared to a baseline asphalt shingle. This can assist in the movement of peak load demands by several hours, which directly benefits those living in the Florida climate.

Florida Power and Light studies as recently as the mid 1990's concluded that vented tile roofs reduce ceiling flux by as much as 48 percent compared to commonly-used roof shingles.

The Tile Roofing Institute has conducted studies that show heat transfer through the roof deck into a home's attic space can be reduced by a full 70 percent when comparing a tile roof to a single roof.

For those considering re-roofing a home in the FLCCE community, tile comes to the forefront as a cost-effective, long term consideration, notably in an era of soaring energy costs, a return to more natural, less disposable raw material, and a focus on smart, aesthetically pleasing construction that can last a lifetime. Also, tile adds significant resale value to your home, and it is in our Deed Restrictions.