

**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"

Block captains as of September 2015

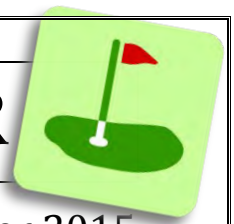
Beneva Road - open
Brookhaven Drive (north) Ross Corona
Brookhaven Drive (south) George Prozzo
Brookline Drive - Violet Heacox
Espanola Ave./ Espanola Dr. - Lynn Thomson
Glenna Lane - Ross Corona
Mid Ocean Circle (north) - Marsha Vezin
Mid Ocean (south) Linda Petrilla
Pine Valley Drive (west) Jody Maxwell
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 - Jesse Murse
Secretary - Carol Miller

Board Members:

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

September 2015 NEWSLETTER



Dear Homeowners:

September 2015

Have you noticed? The Palms of Forest Lakes is very close to the grand opening. Reconstruction of the course began in April 2015, with tremendous progress with help from mother nature providing lots of rain. The rain did delay construction of the aquatic driving range. Be sure to read the new golf course update article in this newsletter or online at flcce.com.

We have had reports of speeding vehicles on Pine Valley Drive. This is an ongoing issue that was addressed in the past by the Board to the County. The County installed a speed monitoring system and came back to us the first time with nothing that would indicate there was a problem. Recently, a homeowner reported the problem again and the County came out and installed the speed monitoring system with no apparent results. Please continue to report the problem to the County. If anyone observes a speeder, please try to get a description of the vehicle, tag number, photo and report it immediately to the police non-emergency number – 941-316-1201.

FLCCE had a rash of vehicle break-ins, burglaries, and vandalism over the past several months. The County police are actively working on the issue and any information you have should be reported to the police non-emergency number 941-316-1201.

We are receiving many Requests for Approval for remodeling, decks, roofs, etc. Thank you to those for your due diligence and abiding by our Deed Restrictions. If you observe a Deed Restriction violation, please report it to forestlakes@comcast.net with the address where the violation is.

I hope everyone is looking forward to the new golf course. Neal and Karen Neilinger are working extremely hard to make it the most talked about course in the neighborhood. They have hired Nate Ditchfield, radio host of Tee It Up, WSRQ talk radio, 98.9 and 106.9 FM, 8:00am Saturday mornings, as the marketing director for the course. This will certainly put us on the map!

Notice of the The Palms Golf Club of Forest Lakes grand opening will be emailed as soon as a definite date is determined. Keep monitoring your emails.

There is life at FLCCE! What a great place to live!

Vickie Bass, FLCCE



The Palms Golf Club at Forest Lakes

*The Palms Golf Club at Forest Lakes 1990 Beneva Road (new address)
Update – September, 2015*

The grand opening of the course is predicted for the beginning of November just a bit later than previously anticipated. The rains helped, but also delayed some things.

More irrigation is being installed on 7 holes and additional sprigging is being planted to widen the fairways and landing shots on these same holes.

Ponds and ditches are getting cleaned out and the banks are being mowed down. An arboret is working on cleaning up palms and other plants.

The temporary clubhouse arrived on September 1, and is installed on golf course property at the traffic light on the west side of Beneva at Riviera Drive. Renovations are ready to begin on the building. A terrace area, restaurant (light menu) is planned. Sam Sneads will be the new restaurant. Outside restaurant seating is being ordered for the terrace and bar stools for indoors.

Construction of the parking lot will begin soon. Curb cuts for the aprons should take place the 2nd week of September.

The Aquatic Driving Range tee box was expanded and is being sprigged. Mattamy will sod the slopes after all dirt work is completed. The rains delayed the construction. Mattamy foresees that the lake will be completed in approximately 8 weeks.

Golf course signage, flags and carts will be order within the next 2 weeks.

Neal and Karen Neilinger (Grosvenor Square Capital LLC) are working on the membership fees and cart fees and hope to wrap it up by the middle of September. They are still getting estimates from cart vendors.

Rick Howe, Chair Golf Course Committee

The Palms Golf Club at Forest Lakes web site (<http://palmsatforestlakes.com/>) is online and will post ongoing progress reports and photos. The Palms can also be found on facebook, <https://www.facebook.com/ThePalmsAtForestLakes> for updates. Also, our FLCCE.com web site will be updated with status reports as things develop.

You can find links to both of these websites from the flcce.com website.

The Forest Lakes Homeowners Association understands that there will be some disturbances associated with the construction required to open the Palms Golf Club at Forest Lakes. Any complaints should be directed to our Homeowners Association first, rather than Sarasota County.

**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.**

As mentioned in the President's letter the Board is receiving numerous Requests for Approval for home improvements. Those enhancements, along with the developing golf course, will certainly help to make Forest Lakes a neighborhood show place. Please be sure to follow the guidelines as outlined below.



REQUEST FOR APPROVAL PROCESS

- Professional land surveyors reference Sarasota County Plat maps to determine the correct FLCCE setback lines for each lot and draw them on the survey.
- A survey or site plan with FLCCE setback lines is required when submitting a "Request for Approval" to the FLCCE Deed Restriction Committee.
- The exact dimensions and locations of any proposed construction must also be indicated on the survey or site plan. (A contractor can provide this information.) Any violation of FLCCE setback lines will not be approved.
- Unapproved construction at FLCCE can place the homeowner in a predicament at closing when they attempt to sell or refinance their home. A variance must be obtained.
- Per our attorney, your Board of Directors does not have the authority to issue a variance.
- Any affected homeowner is responsible for obtaining a variance based on the guidelines documented in the Deed Restrictions in paragraph "D." This potentially lengthy process once completed must be filed with the County by the homeowner or their attorney.

Any exterior construction including fences, decks, patios, pools structures, and/or additions must be submitted for approval to the Deed Restriction Chair. The "Request for Approval" form is posted on our website, www.flcce.com, under the documents tab. Please complete the form and mail it to our PO address, Attention : DR Chair or email it to forestlakes@comcast.com with the subject line "Request for Approval"

BOARD OF DIRECTORS

Several Board seats are becoming available beginning next year. This is a voluntary position with the expectation that you will be available for the monthly meetings. You must be a member of the organization and support our by-laws and deed restrictions.

We are particularly in need of a bookkeeper, accountant or CPA to take the role of Treasurer beginning January 2016.

Meetings are the first Tuesday of the month, with the exception of July and August for summer break.

Many members of the Board also have committee or other special assignments.

You may apply to be a candidate by requesting a form.

Email forestlakes@comcast.net with the subject line Board Candidate.



If homeowners need to replace their recycling bins from theft or damage, call Waste Management at 493-4100 for new or replacement bins. Dispose of damaged recycling bins by attaching a note on them and placing them in the garbage. There is no charge for replacement bins.