

**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 December 2011

Beneva Road - open
Brookhaven Drive (north) Sandy Ayers-Rose
Brookhaven Drive (south) George Prozzo
Brookline Drive – Trish Carlson
Espanola Ave./ Espanola Dr. - Lynn Thomson
Glenna Lane - Sandy Ayers-Rose
Mid Ocean Circle (north) - Whitney and David Verdoni
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 - Joann Ganey
Riviera Drive - Marie Diffley
Sea View Street - open
Tanglewood Drive - Michael & Alana Blasewitz
White Sulpher Place - MaryAnn Figlow
Village Green Sect. #14 - Nancy Plummer
(Westport, 1300's Stafford)
Village Green Sect. #12 - Carolyn Fitzpatrick
(1500's Stafford, Collins)



As a friendly reminder dogs should remain leashed at all times. Some residents have noticed an increase in dogs off leash. This can be unsafe for your pet as well as your neighbor.

Also some dog walkers are not picking up after their pets. Please be a courteous neighbor and remember to pick up after your dog!

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***Forest Lakes Country Club Estates
Annual Meeting and Board Election will be
Held Tuesday,
January 17th, 2012, 7:00 p.m.
Southgate Community Center
3145 Southgate Circle***

The agenda will include various committee reports.

Voting Requirements:

**You must have paid your membership dues for 2011.
One ballot per parcel. Please plan to attend.**

Nominees for FLCCE HOA Board of Directors:

New Nominees: *Richard Howe, Riviera Circle
Jack McGee, Pine Valley Drive
David Verdoni, Mid Ocean Circle
Michael Wilson, Riviera Drive*

Incumbents Nominated for re-election:

Vicky Bass Christina LaPome Lynn Thomson

**The Holiday Lighting Contest Winners will be
recognized at the Annual Meeting.**

**Judging will take place
Tuesday, December 20th.**

The categories:

**SANTA'S CHOICE CLASSIC CHRISTMAS
TROPICAL FANTASY FESTIVAL OF LIGHTS**

**Winners will be notified on Wednesday, the 21st and a
sign will be posted to display their accomplishments.**



Message from Forest Lakes HOA President - Lynn Thomson

Goodbye!!! –as President! It has been great fun!! Although this is my last year as President, I will still be on the Board (if voted on by membership at the Annual Meeting) and will continue to be active. First and most importantly, allow me to express how honored I have been serving as your President these past two years. Hopefully, I and your Board members have been able to maintain the quality of life we have all expected living in Forest Lakes. Your support, words of encouragement and thanks have been absolutely amazing. I could not have done my job without the residents input and the fabulous Board I work with.

The biggest goal of my Presidency was improving the dialogue between the Homeowner's Association – and the residents of Forest Lakes. Residents and their buy in to what is happening to their community can only occur if the resident feels part of the dialogue. I hope that for some of you that have felt a disconnect over the years with the Association have seen a sincere effort with this Board to reconnect with you.

Please allow me to give you a snapshot of what your Board has been involved with this past year and what being a resident and a member of the Homeowner's Association has brought you:

- ✓ Continued Board involvement in monitoring the Golf Course with the new owner's representative.
- ✓ Continuing our efforts to constantly update membership on the latest in Golf course news.
- ✓ Staying on top of the Water permitting process and making sure permits were updated and did not expire.
- ✓ Continuing the dialogue and open discussion on Deed Restrictions with the survey sent out to residents.
- ✓ Continuing efforts to monitor Deed Restriction violations resulting in resolutions of violations small and large
- ✓ The completion of our Beneva Rd entranceway wall; the black lantern is working again, the "Forest Lakes" signage is illuminated again and the large tree was trimmed to show the signage.
- ✓ New signage "Forest Lakes Country Club Estates" at the Tanglewood entrance.
- ✓ New "No Solicitation" signs at entranceways.
- ✓ The Fall Festival being a total success.
- ✓ Continued Collaboration with surrounding Homeowner's Association's being impacted by the golf course
- ✓ Newsletter being environmentally sent via email – per request
- ✓ A constant continuing effort to improve our membership base and seeing our Membership increase
THANK YOU!
- ✓ Continuing our efforts to give residents the most up to date information on security issues.
- ✓ Maintaining our security patrol – with your help
- ✓ Continuing our efforts to keep our website updated and fresh.

As 2011 winds down, the Board is already planning 2012 and continuing the efforts that are underway of reviewing Deed Restrictions and keeping constant vigilance on the Golf Course situation. Your Golf Committee has done an awesome job in keeping good and open communications with the new owner's representative and independently monitoring and being prepared for any changes.

**Don't forget _ Annual Meeting is Tuesday, January 17th, 2012 . I hope to see you there.
Sincerely, Lynn Thomson – President of your Forest Lakes HOA**



As mentioned above, on behalf of the Board of Directors, the Deed Restriction Committee has recently reviewed the wording of the current Deed Restrictions to identify any instances where minor modifications may improve interpretation and compliance. Written approximately 40 years ago, a select few of the DR's may need to be slightly modernized to accommodate for the way we live today without compromising our community standards.

The Board is soliciting feedback from you the residents in order to gauge the sentiment regarding some of the suggested potential changes. This informal survey is only the first step and the results of this survey will be used by the Board to determine whether or not to formally request changes which would be voted on by all residents. Again, the survey results are only the starting point.

This survey was blasted out to those with access to a computer. If you do not computer access and would like a copy of the survey, please contact Joann Ganey at 922-9475 and she will see that you receive a survey. If you did receive a survey via blast please respond if you haven't already. If you have already responded, we thank you for your time in doing so.



The Affidavit/Deed Restriction Committee and Lynn Thomson – President Forest Lakes HOA Nearly 100 neighbors enjoyed the **Forest Lakes Fall Festival** held November 5th. The weather was perfect and the food was delicious. The Diffleys graciously opened their home and property to accommodate the many guests. The ever-popular **Fishing Tournament** was won by Rayna Parker and the **FLCCE Has Talent** prize went to Megan Ivey for her gymnastics ability.

Thank you to the Social Committee for organizing such a fun-filled event. Local merchants donated many items for the raffle and we truly appreciate their support. Be sure to thank them personally when you frequent their establishments!

Suncoast Florist – Plant
Yoders Restaurant – 3 homemade pies
Sunrise Café – Gift Certificate
Fish Stix – Painted Wooden Fish
Waggin Tails Grooming – Gift Certificate
Jimmy's Sandtrap – Gift Certificate

Mary Askins Hairdresser & Judy Detweiller Hairdresser @ Val & Co - Gift Certificates
Pet Supply – Gift Certificate
DIY Smokes – Gift Certificate, Oxygen Treatment
The Essence Tree – Gift Certificate, Foot Detox



The Golf Course Committee remains active in communicating with the golf course owner's representative, Mr. Phil Chimelewski. The Committee has met with the Representative and maintains open dialog with him regarding various aspects of the golf course: maintenance, long-range water availability, trespass, wild animals, and future plans for the course. We have also actively engaged in dialogue with State and County regulatory agencies regarding the status of the course; and our attorney has also conversed with the owner's legal counsel as issues have arisen.

Through our initiative the owner agreed to conduct routine maintenance of the course and has contracted with a mowing firm to conduct this activity multiple times through the year, by the time you receive this newsletter the mowing scheduled to begin on December 1 should be complete and hopefully thorough. We recommended regularly scheduled mowing so that we (all of the residents) would not have to continually monitor, and nag, to have the golf course mowed, but rather know that the owner is taking responsibility to be proactively compliant with applicable County guidelines in this regard.

The Representative has stated several times that the owner is working to assemble a team of professionals to plan for the future of the golf course. As of this writing there are no specific plans, but rather a list of plan options for the owner's consideration. The Representative has noted that it will be anywhere from 3 to 18 months before a real plan, or several options, can be available to present to our Association. In the meantime as we enter a new year, the Committee will continue to monitor activities on the course and maintain dialogue with the owner's Representative to ensure that the issues, questions, and concerns of our residents are relayed, and hopefully addressed, as they arise.

The 2012 FLCCE Dues Letters will soon be arriving in your mailbox. 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 of the HOA initiates contact with the offender. There are a couple of intermediate steps that can be taken, and if the offender cooperates, that's fine. If not, then our attorney gets involved, and we incur costs for legal fees and possibly court costs.

The only real source of income for the HOA is membership dues. If you want your deed restrictions enforced, the HOA needs to have the income with which to operate. The work of the Deed Restrictions Committee (and all other HOA work) is performed by volunteers. They are the backbone of the organization. When outside resources (such as attorneys) must be consulted, we must have the funds to pay for their services. If you believe that there is a deed restriction violation occurring in your vicinity, please contact an Officer or Board Member mentioned on the Forest Lakes web page on in this newsletter. Your concern will be passed along to the correct contact person. We need the cooperation of all of our residents in order to make FLCCE a better place to live for all of us. **Your Membership Committee Thanks You!**