

**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 Captain Chairman Jack McGee

Block captains as of March 2012

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 - Alana and Mike 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)

President- Vickie Bass

Vice President - Lynn Thomson

Treasurer- Joann Ganey

Secretary- Whitney Verdoni

Board Members

Celeste Dority
Rick Howe
Christina Le Pome
Jack McGee
John Maxwell
Carol Miller
Joe Orgaz
Nancy Plummer
David Verdoni
Mike Wilson

***PLEASE CONTACT
JACK MCGEE IF YOU
CAN SERVE AS A
BLOCK CAPTAIN!***



**It's that time
again!**

Forest Lakes Community Sale

Saturday March 24th

8:00 to 12:00

**We will have an ad on Craigslist and in
the Herald Tribune, as well as signage in
the neighborhood.**

**Now is the time to search for those
treasures! Happy hunting!**

A letter from your new President.....

Hello to all Forest Lakes residents, my name is Vickie Bass. I am your newly elected Board President. I am a 13 year resident of Forest Lakes CCE moving from the Washington, DC Metropolitan area in 1999. I have been a Board member for the past 6 years and have been an active member of the social committee since its inception and a previous member of the golf course committee. My background is in Information Technology, and currently I have my own residential appraisal business.

During this downturn in the economy it is difficult to maintain our homes as well as we did in the past. The worse thing that could happen is for us to let our guard down with our property upkeep. In my travels through different neighborhoods as an appraiser the most notable issues negatively affecting neighborhoods is the lack of maintenance to landscaping, clutter in the yards and dirty/moldy roofs. If all of us take the time to at least clean-up our yards, cut our grass, and trim bushes and trees the result would be remarkable. Also, deed restrictions are most important for everyone to adhere to. We have increased the number of members on the Deed Restrictions Committee to handle the increasing number of violations.

With the outstanding efforts of our Golf Course Committee, the golf course is being mowed, water permitting continues to be monitored and the Committee stays in constant contact with the Golf Course owner's representative. With the Committee we will keep you up to date on new developments.

The crime rate in the area has increased as well as in our neighborhood. With the continued efforts of our Security Patrol, who are now patrolling during the day, and with the help of our residents keeping a vigilant watch for and reporting of suspicious circumstances, we can keep the number of incidents to a minimum. If you do need to report any suspicious/criminal activity, please continue to do so at 316-1201 non-emergency, or 911 if it warrants an emergency response.

Also remember, block captains are available to you. They are the eyes and ears of our neighborhood reporting to you and the Board concerns, deed restriction violations, and crime activity. They also welcome new residents to Forest Lakes with a packet of information. Your Block Captains are listed on the Forest Lakes website.

I want to thank Lynn Thomson for her constant flow of emails and communication to our residents. With Lynn's help, I hope to continue the great work of Lynn Thomson, our new Vice President.

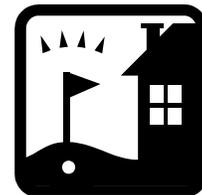
In my opinion, Forest Lakes is the only place to live in Sarasota. With our efforts, we can make Forest Lakes one of the most sought after neighborhoods to live in the area. Visit the website for FLCCE newsletters, golf course updates, etc. www.flcce.com and click on Homeowner's Association. Sincerely, Vickie Bass

The Forest Lakes Annual Meeting was held January 17th and approximately 60 of your neighbors attended. Richard Howe, Jack McGee, David Verdoni and Michael Wilson were elected as new members to the Board. Welcome Aboard! Unfortunately Sandy Rose and Scott Tyle are no longer Board Members. We thank them for their years of service.

The winners of the Holiday Lighting Contest were announced:

Santa's Choice	Anthony and Pam DeMarie	3512 Sea View St.
Classic Christmas	Joe Orgaz and Mark Sampson	2340 Riviera Dr.
Tropical Fantasy	Ron and Jean Schwied	3203 Espanola Dr.
Festival of Lights	David Webber	3260 Pine Valley Dr.

Thanks for helping to brighten up the holidays with your festive decorations!



Also at the Annual Meeting, Laura Odley, Golf Course Committee Chair offered a detailed report on the history and current status of the Golf Course. A brief synopsis from her report at the Annual Meeting follows.

To see her report in its entirety, please go to our website, www.flcce.com.

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 - After meetings with FLCCE residents, 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.

Grosvenor Square Capital, LLC, a Delaware Limited Liability Company purchased the golf course on 6/3/11. A representative (Mr. Chimelewski) for the new owner came forward to address issues with the HOA because the new owner does not wish to deal with a multitude of phone calls from numerous individuals, but would rather such calls be filtered by the representative; and wished to remain anonymous until issues (like liens) with the property had been resolved. The name of the primary person(s) behind Grosvenor remains unknown.

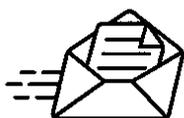
We have dealt with Mr. Chimelewski regarding all issues raised by residents. We understand that the owner now has a contract for multiple mowing through the year (an annual contract). Mr. Chimelewski will also be addressing the presence of debris and garbage that is accumulating in certain areas, and he anticipated contracting with a hauling company to routinely check the property and haul away materials if necessary.

Also addressed this year was the public noticing of the Water Use Permit (WUP) for the golf course property and the continued presence of the well(s) on the property. Without the permit, and the wells authorized by the permit, the use of the course, as a golf course, without water would be in jeopardy. This was a very important issue relating to the future use of the course for golf or other open space requiring mass irrigation.

At a meeting with Mr Chimelewski the week before the Annual Meeting, he indicated that a variety of plans for the golf course property had been considered and stated that the new owner is committed to work with and go through the neighborhood in partnership should there be a proposed change to the land use, of for any reason when there is a viable plan to put forth. Mr. Chimelewski indicated that we have a “gentleman’s promise” that the Restrictive Covenants will be respected and that the new owner will not endeavor to make changes to the Covenants without our fore- knowledge. He indicated that the new owner is respectful of the Covenants and of the need to coordinate directly with the HOA prior to moving forward with any plans. The HOA Board and Committee will continue to coordinate with the owner’s representative on issues that arise in the neighborhood, and we will keep our residents apprised of any updates available.

SECOND REQUEST – FLCCE NOTICE

Back in November all residents received an email regarding a deed restriction survey. We will be following-up with a second email to give everyone who didn't respond an opportunity to complete the survey. If you don't have email, please call Joann Ganey, 941-922-9475 for a survey. If you did complete it, we appreciate your participation!



We are currently signing up homeowners to convert to email delivery of their quarterly newsletter. This service will save paper, printing and postage, as well as faster delivery to you! Simply send an email to forestlakes@comcast.net indicating that you would like to begin receiving your newsletter by email and opt out of the paper delivery. We'll send you an email with a link to our flcce.com website so that you'll have all the news at your fingertips!