



THE LAKES

Lakes Estates III Homeowners Association

A Corporation Not-for-Profit

AGENDA FOR MEETING OF THE BOARD OF DIRECTORS

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and Florida's Statutes, that the Board of Directors' Meeting will be held at the following date, time and place:

TIME: 5:45PM

DATE: Tuesday, July 27, 2021

PLACE: ZOOM

<https://zoom.us/j/92685628069?pwd=bW9tbmVITkEyeIZmUTlkajU5MGhKUT09>

Meeting ID: 926 8562 8069

Passcode: 542565

One tap mobile +1646-558-8656 US

AGENDA

1. Call the Meeting to Order and Proof of Notice
2. Determination of a quorum
3. Approval of previous minutes (June 2021)
4. Presidents Report
5. Treasurers Report
6. New Business
 - a. Discussion and VOTE on a special assessment of \$20,809.35. Any special assessment amount approved, would be divided by 89 homes. The breakdown for the special assessment for Lakes Maintenance projects is as follows:
 - i. Clubhouse Repair
 - ii. Spa Equipment
 - iii. Golf Cart
7. Homeowner Comments (limited to 3 minutes each)
8. Next Meeting: Tuesday, August 24, 2021 at 5:45pm via ZOOM
9. Adjournment

Lakes Estates III of Sarasota Homeowners Association, Inc.

Dear Lakes Estates III Member(s):

Below is information that we believe may be helpful to you.

MANAGEMENT COMPANY

Sunstate Association Management Group, Inc. will assist your Board of Directors with the protection of your investment and provide all the homeowners with prompt, courteous service.

- Your Community Association Manager is **Nicole Banks** and your team member is **Rochelle Ashley**.
Nicole can be reached at Nicole@sunstatemanagement.com.
Lindsey can be reached at rochelle@sunstatemanagement.com.
Our office phone number is **941-870-4920**.

BOARD MEETINGS

Meetings are open to all Lakes III homeowners and are held on the 4th Tuesday of the month at 5:45 PM. Currently, due to COVID, meetings are held on Zoom rather than in the clubhouse. Sign up at Sunstate Management to attend the meetings: nicole@sunstatemangement.com or <https://www.thelakesfl.com/lakes-iii/>

MAKING EXTERIOR CHANGES TO YOUR PROPERTY

If you wish to make changes to your property, please be aware that any exterior changes (landscaping, tree removal, fences, paint, roof, driveway, etc.) must first be approved by the Architectural Review Committee (ARC). Be sure to check the current [ARC Guidelines](#) BEFORE starting an exterior project. There are two ways to access this information:

1. Go to <https://www.thelakesfl.com/> and scroll over the Lakes Estates III tab. A drop-down menu will appear. Click on "Request for Architectural Approval"
2. <https://www.thelakesfl.com/files/le3/forms/LE3%20ACC%20Form-E.pdf>

We are enclosing a copy of the ARC "Application for Changes" document for your convenience. The approval process for larger projects is usually addressed by the ARC within a month and simpler requests usually reported back to you in less than a week.

TENANT REMINDER, IF APPLICABLE

Enclosed please find the recently recorded amendment to the governing documents. Please ensure that your tenants have the necessary information concerning the Rules and Regulations while living within the community. Also, please remember to forward a copy of your tenant's lease agreement with attached application form to the Association. Please be reminded that Owners will be held accountable to the association for tenants, family members and guest behavior and actions while in the community.



5602 Marquesas Circle #102-9
Sarasota, FL 34233
P: 941.870.4920 / F: 941.870.9652
www.sunstatemanagement.com

Lakes Estates III of Sarasota Homeowners Association, Inc.

SUGGESTIONS OR CONCERNS

If you have any concerns to express, this is a perfect time to speak up. Send in your letter, fax, or email to Sunstate Association Management Group, Inc. Your Board is always interested in hearing from you. As the new Community Management Team on your account, it would certainly help us to get to know your community quickly.

THANK YOU / LOOKING FORWARD TO WORKING WITH THE BOARD AND HOMEOWNERS

On behalf of the entire behind the scenes staff here at Sunstate Association Management Group, I would like to thank the Board for their confidence and trust in Sunstate Association Management Group, Inc. We will do everything in our power to keep that confidence and trust strong.

Regards,

Nicole Banks

Nicole Banks, CAM
Sunstate Association Management Group, Inc.
For the Board of Directors

Enclosures: ARC Request Form, Recorded Amendment, 7/27/21 Meeting Agenda



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Lakes Estates III Homeowners Association, Inc.

REQUEST FOR ARCHITECTURAL APPROVAL

This is a request form to be completed by the homeowner and submitted to the Architectural Review Committee (ARC) for approval BEFORE any work commences.

Please complete in its entirety and mail to:

Lakes Estates III Homeowners Association, Inc.
c/o Sunstate Management Group
P.O. Box 18809
Sarasota, FL 34276
Fax: 941-870-9652 Phone: 941-870-4920

THIS SECTION TO BE COMPLETED BY THE HOMEOWNER (plot plan must be attached to this request)

Date: _____

Name: _____ Lot #: _____

Address: _____

City _____ ZIP _____

Phone (home) _____ Email _____

DESCRIBE THE CHANGE/ADDITION/INSTALLATION: (i.e. pool, screen enclosure, patio, landscaping, sidewalk/driveway pavers, etc.) _____

Location: Attach a copy of the plot plan/survey showing the location of the addition or installation (must be provided). Describe the work being done. _____

Specifications: Attach a copy of the plans, drawing or photograph (must be provided).

Dimensions _____

Materials: _____

Color(s) (sample or color chip must be provided). _____

Estimated time of completion: _____

NOTE: Per the Governing documents: Owners are responsible for the work/action of persons under their employ, direction or authority. Please supervise the work to ensure that damage to common areas does not occur or is corrected. All requests must conform to the local zoning and building regulations and owners are responsible for obtaining the necessary permit if request is approved.

-----Please do not write below this line----- REQUEST:

Date approved _____ Date denied _____

(ARC) SIGNATURE: _____

(ARC) Comments or Conditions: _____

Date received by Sunstate: _____ sent to ARC: _____ Sent to H/O: _____

Prepare and Return to:
Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd, Suite B
Tallahassee, FL 32308

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021099838 3 PG(S)

5/27/2021 5:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2685771

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR
LAKES ESTATES III OF SARASOTA

We hereby certify that the attached amendments to the Declaration of Protective Covenants, Conditions and Restrictions for Lakes Estates III of Sarasota, a subdivision (which Declaration was originally recorded at Official Records Book 1964, Page 1325, et seq. of the Public Records of Sarasota County, Florida) were approved by 2/3 of the entire membership at a meeting of the members held on February 18, 2020 and by a majority of the Board of Directors, which is sufficient for adoption under Article X.J.2 of the Declaration.

DATED this 29th day of April, 2021.

Witnesses:

LAKES ESTATES III OF SARASOTA
HOMEOWNERS ASSOCIATION, INC.

sign Rochelle Ashley

print Rochelle Ashley

sign JoAnn Finnell

print JoAnn Finnell

By: Jeff Newman
Jeff Newman, President

Witnesses:

sign Rochelle Ashley

print Rochelle Ashley

sign JoAnn Finnell

print JoAnn Finnell

Attest: Katherine O'Connell
Katherine O'Connell, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29 day of April, 2021, by Jeff Newman, as President of LAKES ESTATES III OF SARASOTA HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation. He is personally known to me or has produced N/A as identification.

NOTARY PUBLIC

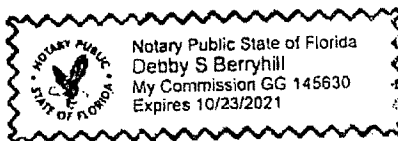
sign Debby S Berryhill

print DEBBY S BERRYHILL

State of Florida at Large (Seal)

My Commission expires: 10-23-2021

STATE OF FLORIDA
COUNTY OF SARASOTA



The foregoing instrument was acknowledged before me this 29 day of April, 2021, by Katherine O'Connell, as Secretary of LAKES ESTATES III OF SARASOTA HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation. She is personally known to me or has produced N/A as identification.

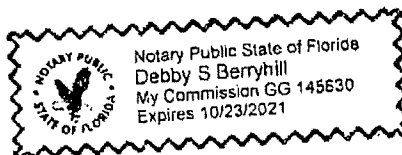
NOTARY PUBLIC

sign Debby S Berryhill

print DEBBY S BERRYHILL

State of Florida at Large (Seal)

My Commission expires: 10-23-2021



**AMENDMENTS
TO
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
LAKES ESTATES III OF SARASOTA**

[New text is underlined.]

**ARTICLE 3
USE CLASSIFICATION AND RESTRICTIONS**

In consideration of the benefits hereinafter contained and the payment of the Neighborhood Expenses, Declarant does hereby declare the following provisions shall be applicable to the Subjected Lands, which shall be transferred, owned, demised, sold, mortgaged, conveyed and occupied subject to the terms of this Declaration as hereinafter set forth:

...

C. Additional Provisions for the Preservation of the Values and Amenities of the Subjected Lands

In order to preserve the values and amenities of Lakes Estates III, the following provisions shall be applicable to the Subjected Lands and any provisions requiring Declarant's approval or consent shall only be applicable to the Turnover date, at which time the approval or consent of the Lakes Estates III Association shall be required:

...

22. Rental Restrictions. No Unit shall be rented or leased for a period of twelve (12) months following the acquisition of the Unit. The minimum lease term shall be twelve (12) months.