

## **LE3 Board Certified**

Florida requires that all members of condominium or homeowner association boards be trained and certified to participate on the board. All members of the LEIII Board have completed this requirement being trained and certified to serve. Thank you to Brian Glassmoyer, Igor Gruendl, Kate O'Connell, Susanne Sutherland, and Evelyn Tonn for your efforts to ensure that our board is now 100% certified! Your time and commitment is much appreciated.

## **Special Assessment and Ongoing Repairs**

A shout-out to all of our LE3 members who have promptly paid the \$233 special assessment which was assessed in June to cover Maintenance Board expenditures on the Clubhouse, Rec Hall Spa, and repairs to the maintenance staff transportation cart. As of the last LE3 Board meeting, approximately 90% of our members have paid the assessment which is replenishing the money we advanced to the Maintenance Board to complete the repairs. The cart and the spa have been fixed. The big repair project at the Clubhouse is nearing completion and should be ready within the next few weeks.

## **Wildlife in the Lakes**

Over the past weeks, our members have been reporting encounters with both coyotes and two young racoons. While the animals have not shown direct threats or aggression, there is concern because the coyote appears to come out frequently to meet owners walking their dogs, and the young racoons prowl during daylight hours. Wildlife authorities have been contacted by the LE3 board and our management. In both cases, County Wildlife has advised that removal is not something they normally do unless there are aggression issues, but they provided information on how to deal with the animals and how to discourage their presence. The Board asked Sunstate to email every member with a copy of the useful video explaining how we should deal with coyotes in our neighborhood. Contact Sunstate or a board member if you did not receive the video and would like to see it.

**Above all, please monitor young children and your pets to be sure they are not in situations where they are alone encountering coyotes, racoons, etc.**

## **Power Washing**

The annual LEIII sidewalk and gutter power washing will commence within the next week or so.

## **LE3 Roads**

Professional estimates have projected that LE3 may be paying for its share of repairing and resurfacing The Lakes roads in approximately 5-7 years. To improve road conditions, the

Maintenance Board has been having the roads treated and coated every two years or so. After January, it will likely be necessary again to treat and coat our roads. LE3 will be facing an estimated expenditure of approximately \$11,000 (possibly higher due to rising costs) for its share of the project. The LE3 Board President and Treasurer have begun to examine budget needs and income to be sure LE3 has the financial resources to meet this expense without special assessments. This preventative maintenance will ensure that a far more expensive resurfacing project will remain "further down the road". :)

If you have any questions or concerns re: LE3 issues, please contact [nicole@sunstatemanagement.com](mailto:nicole@sunstatemanagement.com). Either Nicole or I will get back to you with a response.

Jeff Newman  
LE3 Board President