

Hurricane Ian

The recent hurricane fortunately did not create any loss of life or catastrophic property loss to Lakes Estates III (LEIII). However, many large and medium-sized limbs, as well as uprooted trees, did come down. In some cases, this caused structural damage. We hope that these occurrences will not cause any long-term hardship for our neighbors.

LEIII owners have worked hard to get debris collected and stacked for removal. The big question has been when the county will begin hauling away the debris piled along our roads. Public roads and areas have taken precedence over our private roads here at The Lakes. Recently there has been progress in debris removal with some The Lakes neighborhoods receiving pick up. Other areas have still yet to be cleared by the county. Management states that the county has set mid-November as a target date for completion in our area. We are continuing to monitor the progress with the hope that this storm clean up will conclude soon.

LEIII Budget Process

The LEIII President, Treasurer and the Management will meet in November to examine and prioritize the coming year's budget. After an in-depth look at upcoming costs and revenues, this working group will report back to the LEIII Board with recommendations for setting the fees and spending for the budget which will be presented at the November 29th LEIII Board Meeting. The LEIII Board will do its best to present fair and reasonable recommendations for the 2023 budget.

The Lakes Maintenance Board

The Lakes Maintenance Board recently reviewed its own upcoming-year budget which will include raising fees to cover future expenses for projects such as road seal coating. The Maintenance Board also is addressing the need to increase fees over the coming years to create a reserve needed for large projects such as eventual road resurfacing and repairs.

This year, The Maintenance Board has encountered expenses with pool area repairs, installing landscape lighting at the south entrance, looking into similar lighting upgrades for the north entrance, planning for this year's road seal coating project, and expenses connected to the recent hurricane clean up. Their budget needs will continue to grow to keep pace with our 35-year-old infrastructure.

Updating of LEIII Governing Documents

It was reported at the LEIII October Meeting that the long process of updating LEIII documents is coming to a conclusion. We thank residents JoAnn Jordan and Danny Noa who worked

diligently with LEIII Board Liaison Brian Glassmoyer to accomplish this difficult task along with the attorney and management.

As soon as the attorney finalizes wording changes, the drafts of the founding documents will be shared with the LEIII Board for their review and approval. Once the drafts are approved, the documents will be sent to our membership so that we can have public discussion to gather input, allow for Q and A, and educate the community on what is being proposed and why.

An executive summary will also be made available to LEIII membership explaining what language has been removed, what has been retained, and what has been added. Given that our documents are decades old, some changes were needed to be consistent with new state laws, county ordinances and local issues that developed over these many years. Some changes were proposed to foster more consistent terminology among the three founding documents and to also provide clearer, less ambiguous language.

At the end of the community sharing and discussion process, the LEIII membership will vote on the proposed changes, since these changes cannot take effect without membership approval.

If you have any questions or concerns, please contact either Nicole or me at:
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Jeff Newman
LEIII Board President