

Special Forest Lakes Club Informational Meeting - February 18, 2019

The Forest Lakes Club Board of Governors held a “special meeting” on February 18, 2019 at 8:00 p.m. at the Forest Lakes Club to discuss the amendments to the “Planned Real Estate Development Full Disclosure Act” (PREDFDA) with the Residents of the Forest Lakes Community. (members and non-members). Property owners were notified of the meeting via a mailing on February 5, 2019.

Board members present included Jeff Vincent, Gary Branning, Jared McCall, Scott Nass and Joseph Watkins. Members Debbie Devenny and Luke Wolters were unable to attend. Also present was the board’s attorney Eileen Born and Dorothy Gorman, Club Manager.

Approximately 30 – 35 members of the community were present at the meeting.

Eileen Born, club attorney, presented an overview of the provisions of the “Planned Real Estate Development Full Disclosure Act” (PREDFDA) which now require mandatory membership, and answered questions from the members of the community.

Jeff Vincent, Chairman of the Board of Governors, talked about the implementation of the new law and answered questions from the community members present.

The questions that most concerned the Forest Lakes (non-member) Residents in attendance were the following:

Q. Why must we now pay a fee if we live in the Forest Lakes Community?

A. It is a State Law – the Forest Lakes Board is obligated to be in compliance with the new law and therefore must charge EVERYONE who resides in the Forest Lakes Reservation a Mandatory Fee. Members and non-members alike must pay the same Basic Fee. The total fee for full Club members will be approximately \$750, however, residents may elect to pay a lower Basic Membership fee, if they do not want full use of the facilities.

Q. What will new Basic Members be charged for this coming season? When must payment be made?

A. The Basic Membership Fee will be \$320. All “membership fee” bills will be mailed out on April 9, 2019. To avoid late charges, payments must be postmarked on or before April 30, 2019. Or, you may drop payment off at the Club House on or before April 30, 2019. Please... No Cash. No Credit Cards. Pay by check or money order only.

Q. Why can't the Basic Fee be something less than \$320?

A. If that were to happen – **ALL** residents would have to be charged the identical fee. The end result would mean that the FL Association would fall drastically short of funds to run the Club... including maintenance of the lake and surrounding properties.

Q. Can non-members vote on this year's budget?

A. No. Only members in good standing can vote. However, those new members who pay this year's dues will be allowed to vote on next year's 2020/2021 budget.

Q. Can we pay in installments?

A. After careful consideration the answer is No. If Board allowed new members to pay in installments, we would also allow ALL Members to pay in that manner. The Board does not have the manpower or funds to handle such an undertaking. The Board discussed implementing payment plan and other options for next year, depending on the additional cost to do so.

Q. Can we have a grace period on paying dues?

A. The Board is discussing options for allowing a grace period, but emphasized that the informational special meeting was being held in February to alert members of the upcoming changes, so that they can be prepared and plan for these changes.

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Q. Can late fees be waived for new members?

A. No, special provisions can't be made for new members or old members; late fees will be uniformly applied.

Q. What will our dues be used for.

A. Historically, there is no precedent in projecting new membership participation for this new program. It is our hope that the transition for this year will result in increased revenue, which will allow the Board to fund reserves and a capitol fund. All funds collected for the Basic Membership fee will be used to maintain the common properties and for the administration of the community. Next year, when the 2020/2021 budget is calculated, we will be better able to predict revenue based on the changes made, the funds that are in the general fund will dispersed for **capital improvements and maintenance of common property as needed.**

Membership is now broken into three classes:

1. Club Membership, which is optional. Only Club Members have full privileges in the use of the Association's common properties. Club members are required to pay general and special assessments, as well as club dues.
2. Basic Membership, (required by State Law) is the minimum required of all property owners. Basic Members do not have access to the common properties and facilities but do have full voting privileges. Basic Members are required to pay general and special assessments but are not required to pay club dues, unless they elect to be Club Members.
3. Honorary Membership, granted at the discretion of the Board of Governors, according to the terms of the By-Laws.

All owners of property in Forest Lakes shall be either Club or Basic members.

Club Membership shall be open to all persons who are owners of: lands subdivided into or developed as lots for detailed single family dwellings, located in the Forest Lakes Reservations upon the same terms and conditions and will also apply to owners of undevelopable lots and at the rate of dues and assessments as may prevail for the type of Club Membership. These types include:

1. Single Membership
2. Family Membership
3. Senior Membership

The meeting was adjourned at 9:35pm.

Addendum

The 2019/2020 Budget will be voted on by current members in good standing at the April 8, 2019 Board Meeting. Once approved the budget will be available by emailing Dorothy Gorman at forestlakesclub@yahoo.com. The budget will also be posted on the Forest Lakes website a day or two after being approved.