



JULY 2025



HEY SNOWBIRDS AND FULL-TIMERS,

WE HAVE BEEN ASKED SEVERAL TIMES ABOUT THE DIFFERENCE BETWEEN THE MASTER HOA AND THE SUB-HOA AND WHO CONTROLS WHAT? THIS SHORT ARTICLE BY JOSEPH ADAMS, LAWYER WITH BECKER, BECKER & POLIAKOFF WILL HELP EXPLAIN.

Our community is set-up, where there are multiple “layers” of associations governing the various parcels, is not unusual. Typically, there are recorded “master association” documents that govern the entire community. Then, each individual “sub-association,” whether it is a homeowners’ association governed by Chapter 720 of the Florida Statutes, or a condominium association governed by Chapter 718 of the Florida Statutes, has its own set of recorded governing documents.

Generally, the documents for the master association are the superior documents because they would have been recorded in the public records before the sub-association documents. Therefore, since they are “first in time,” they are “first in right.”

The master association documents will generally establish the minimum regulations for the community and would not prevent the individual sub-associations from adopting more restrictive rules for their individual association. However, such associations could not adopt more lenient restrictions, or if they did, any owner following the more lenient sub-association restriction would still be in violation of the master documents.

Using your example, if the master association’s documents require minimum leases of 30 days, the sub-associations can require longer minimum lease terms for their individual community but could not permit shorter lease terms. Each sub-association is governed by its own documents and there is usually no requirement that those documents be consistent throughout the community. One purpose of master association documents is to set minimum standards for the entire community.

MASTER BOARD MEETING 3RD WEDNESDAY OF THE MONTH 6PM COMMUNITY CENTER
PLEASE VISIT WWW.FOUNTAINLAKESESTERO.COM FOR IMPORTANT UPDATES AND ISSUES
CONCERNING OUR COMMUNITY**

A NOTE FROM OUR FOUNTAIN LAKES MASTER BOARD SECRETARY GREG CLANCY



Cindy and I have lived in Fountain Lakes since 2022. During our time here we have made many new friendships and, even though we are from other locations, we have embraced Fountain Lakes as our home.

We recently traveled in Ireland, with our dear friends Tom and Laura, and we had many interesting and fun experiences as we explored the southern and western areas of this beautiful country. The scenery and history were amazing but it was the people that we encountered during our journey that left us with some of our favorite memories.

We were saddened to leave, even though we were exhausted, but happy to return to our home in Fountain Lakes where the summer weather patterns are in full swing. We miss our seasonal friends and the pace of life is noticeably quieter, but no less enjoyable. Golf courses are empty and we rarely, if ever, need a restaurant reservation.

As a new board member, I have found being on the Board to be very interesting and it has provided me with opportunities to work with fellow Board members and Community members to solve problems and continue to enhance life in Fountain Lakes



**A NICE
BASS
WAS
LANDED
OFF THE
POINT BY
THESE
TWO
BOYS**



**ALL EYES ON ESTERO:
JAKE SHERWIN ACES IT WITH
TIGER WOODS WATCHING**

Jake Sherwin was paired with Charlie Woods–Tiger’s son– for the third round of the Florida Amateur in Palm Beach Gardens. But when a hole-in-one dropped, it wasn’t Charlie they were celebrating… it was the Fountain Lakes Resident native who stole the spotlight!

FRONT ENTRANCE AND OTHER HIGHLIGHTS FROM THE MAY MASTER BOARD MEETING

1) At the May Board Meeting, the Master Association approved the removal of the lane dividers at the front entrance. This change has resulted in a cleaner, more open appearance and improves the overall aesthetics of our community entry. A big thank you to our monitors for their prompt action in helping this improvement take shape!



2) Two new committees were formed to help document and manage our lakes and flood prevention measures.

3) New communications and upgrades to soon arrive at the community center. The goal is to make meetings available in a variety of formats to help improve communication and community involvement.

4) The spike rush contact was put on a 90 hold because of water levels in the lake but staff will continue to attack problem spots, especially where intake pumps are located for our sprinkler systems

5) Approval of the Villas dumpster failed 4-3 citing land ownership issues that hopefully will be worked out shortly.

6) The board has decided to accelerate our catch basin cleaning this year by the Manors and Estero Woods to help insure this flood prone area will not have issues this upcoming rainy season.

7) We will start the process of working on the library furnishing replacing and redesigning the area. Please help us along and submit any recommendation to jaballe166@gmail.com



Eastern Diamondback Rattlesnakes are not typically aggressive and will usually avoid human interaction. However, they can strike if threatened. Their bites are venomous and require immediate medical attention.

For more information on identifying and safely coexisting with local wildlife, visit the [Florida Museum's Snake ID Guide](#).

Stay safe and remain aware of your surroundings.



COACHES CORNER W/MELISSA & ANDY

Hello Fellow Fountain Lakes Friends,

We hope you're all having a fabulous summer—especially out on the golf course!

We've been asked to share a few tips that might help improve your golf game. Honestly, both Andy and I agree that giving advice in writing can be tricky. Our best suggestion? Focus on just one aspect of your game at a time. Trying to fix too many things at once can be overwhelming.

A great way to zero in on that one area is to watch instructional videos online, take a golf lesson, or even study the pros on TV to see how they handle different situations. But most importantly, don't stress—no one's getting rich playing golf around here!

The great Arnold Palmer once said, "The toughest six inches in golf are between your ears." After over 50 years of playing, we've learned that the best golfers are the ones who can keep their emotions in check.

Practicing at the driving range is a fantastic idea—it lets you work on your swing without the pressure of being on the course. And bringing a friend makes it even better, especially if you plan to grab a bite or drink afterwards.

We love golf not just for the game itself, but for the fun and friendships it brings. So don't take it too seriously—relax, enjoy, and we'll see you soon!

**Warm regards,
Melissa & Andy**





SUMMER TRAVEL



GREETING FROM THE MAGIC ISLE OF IRELAND



TO COLORS OF **PORTUGAL** AND THE GRANDURE OF ENGLAND



would you like to share your
summer adventures send photos
and discription to:
flashestero@proton.me



***“Saving
lives is in
the bag.
Donate
blood.”***



**Change a life.
Donate blood.**

**FOUNTAIN LAKES COMMUNITY
22201 FOUNTAIN LAKES BLVD
ESTERO, FL
8:00 AM TO 12:00 PM
SATURDAY, JULY 26
PARKING LOT BY THE OFFICE**

Spend a few minutes of your time and save the life of another person. Your donation through the Lee Health Blood Center will stay in Lee County and benefit local residents and visitors in need.

All donors will receive **this limited-edition cooler tote bag and wellness checklist** including blood pressure, temperature, iron count, and cholesterol screening.

For more information call (239) 343-2333.



******donor gift subject to change******

