



Polishing What Already Makes Us Great

Fountain Lakes has always had what buyers want most: a great location and amenities most communities can't match. What we're focused on now is polish — making sure everything we already have looks and feels as good as it truly is, without stretching our budget to do it.

We're in a real competition for sales right now. Buyers notice the details: a freshly painted room, better lighting, a library that feels cared for. This issue's amenity updates — the Library, Billiards Room, Community Center and Gym refreshes on the next pages — are a good example of the approach we're taking community-wide: real, visible improvements, delivered under the amounts we budgeted from reserves.

That is the standard going forward. Every project gets weighed against our reserve budget first, because a healthy reserve is what keeps future assessments predictable — and keeps Fountain Lakes competitive where it matters most: at the closing table.

Thank you for your continued engagement, from completing surveys to showing up to meetings. It's making a real difference in how well this community runs.

OUR APPROACH

- Stay within the reserve budget on every project
- Invest in the amenities that set us apart
- Finish the polish that helps FLCA compete for sales

“We have the location, we have the amenities — now we finish the polish.”

ON BUDGET

RESERVE-FIRST

Joe Ballerine

FLCA PRESIDENT

Welcome Home to a New Fountain Lakes



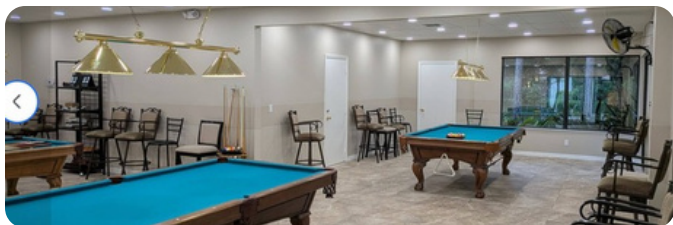
Library Refresh

The new library furniture purchased last year now has a finished home: the space has been freshly repainted, and the windows fitted with energy-efficient tinting for a cleaner, brighter look and lower heating and cooling costs year-round.



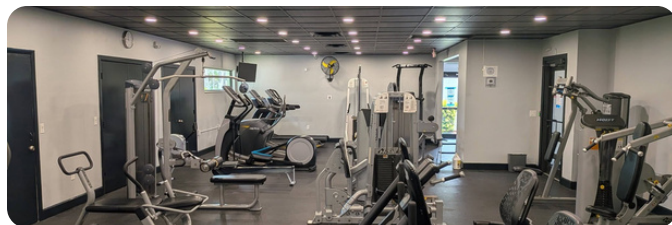
A Brighter Reading Nook

Every piece of this project — the furniture, the paint, the window tinting — was completed below the amount allotted in the reserve budget, right down to the kids' corner.



Billiards Room Facelift

The old stained ceiling tiles are gone, replaced with durable PVC panels that will hold up for years without the water spots and discoloration we kept patching around.



Fitness Center Refresh

New ceiling, new LED lighting, fresh paint and new fans have transformed the gym. The old tiles, dim lights and yellow walls are history — come see it.



COMMUNITY CENTER

A new 75-inch screen changes how we meet

The dated ceiling mural is painted over in clean, fresh tones, new ceiling fans are in place, and the tired old bingo board has been retired for good. In its place: a 75-inch television. Board meetings can now be joined by Zoom and shown on the big screen, so residents who are traveling or up north for the season can follow along in real time.

And yes — it doubles as the new bingo board.

What You Told Us — And What's Changing

Thank you to the 174 residents who completed our Committee Meeting Times survey. Your responses were clear, and they gave the Board exactly what it needed: real data on a range of questions.

WHAT YOU TOLD US

Wednesday was the most popular day by a wide margin — about two out of three respondents available.

Monday, Tuesday and Thursday followed closely, each with roughly half available; weekends trailed well behind.

Evenings were the clear preference, chosen by over half — more than morning and afternoon combined.

Nearly two-thirds said meetings should run about an hour: long enough to do the work, short enough to respect people's evenings.

In-person led on format, though a large share had no strong preference either way.

Most residents described themselves as “somewhat available” — a signal that fewer, better-scheduled meetings will fill the room.

Board Meetings

Starting in September, Board meetings move to the **last Wednesday of every month**. Wednesday was the strongest day in the survey. Anchoring the Board to a fixed date gives residents a meeting they can plan around, and gives management a predictable window to prepare budget projections and financial reports.

Committee Meetings

Residents told us which days and times of day work best. The Board will take up the topic at the September meeting, and if approved, the committee meeting schedule will be updated to line up with that feedback.

Committee Structure

Alongside the schedule change, the Board will discuss restructuring committee roles — combining and expanding several, and disbanding a small number whose scope had narrowed or overlapped with others. The purpose is coverage: consolidating oversight so every vendor contract the community relies on gets a proper and timely review. Details on the committees affected and the updated calendar will follow from each chair in the coming weeks.

MARK YOUR CALENDAR

Master Board Meeting

EVERY MONTH

Last
Wednesday

TIME

6:00 PM

LOCATION

Community
Center

What the Survey Showed

Full results from the 174-response Committee Meeting Times survey.

174

RESPONSES

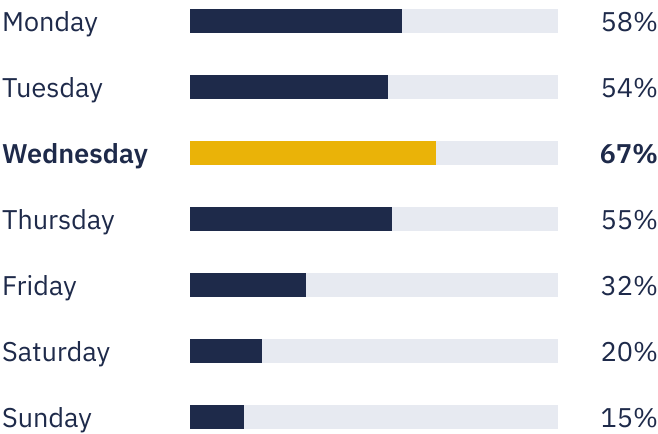
67%

AVAILABLE WEDNESDAY

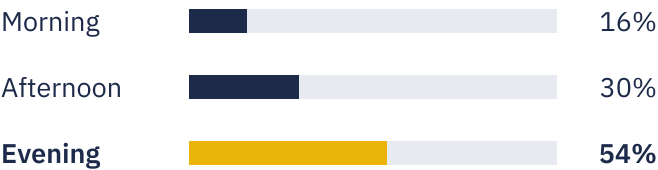
54%

PREFER EVENINGS

DAYS AVAILABLE

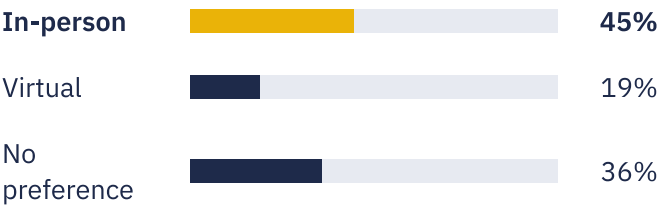


PREFERRED TIME OF DAY

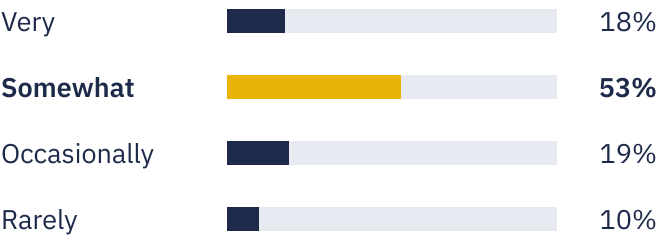


Nearly two-thirds of residents said meetings should run about one hour.

IN-PERSON VS. VIRTUAL



OVERALL AVAILABILITY



Questions about the survey, a committee, or an amenity project? Bring them to the next Master Board meeting — last Wednesday of the month, 6:00 PM, Community Center.

