



# JUNE

## Things you should know



### FROM THE BOARD OF DIRECTORS

#### Your Voice Shapes Our Community

Fountain Lakes is governed by you and for you. The Board is asking every owner to take 30 seconds and help us build a stronger, more engaged community.

One of the most important commitments your new Board has made is to govern transparently and to listen. Not just at Board meetings — but continuously, and on the topics that matter most to daily life at Fountain Lakes.

That is why we are reaching out today with a brief survey. We want to hear directly from you — not through a committee, not through a proxy, but from you as an owner and a member of this community. Your feedback will directly inform how we structure committee meetings, how we schedule participation opportunities, and how we make it easier for every owner who wants to be involved to actually get involved.

"A community is only as strong as the participation of the people who call it home."

This survey takes approximately 30 seconds to complete. It asks specifically about committee meeting times and how we can remove barriers to your participation. There are no wrong answers — every response, whether you are highly active or have never attended a meeting, gives us valuable information

#### *This survey covers:*

- *Committee meeting times that work for your schedule*
- *Barriers to attending or participating in meetings*
- *Your interest level in committee involvement*
- *How we can better communicate community opportunities*

### TAKE THE SURVEY NOW

Committee Participation Survey 30 seconds  
The survey is anonymous. Your individual responses will not be shared with any Board member or committee. Results will be summarized and presented to the full community.

#### *Survey link:*

<https://www.surveymonkey.com/r/F8P5C9H>

We recognize that your time is valuable and we do not take lightly the ask for even 30 seconds of it. In return, we commit to sharing the results with the full community and explaining how your feedback shaped our decisions. That is the standard of transparency this Board is committed to.

Thank you in advance for your participation.  
Every response counts.

### New Master Board Member

The Board extends its sincere thanks to Karen Vaughn for her dedicated service to Fountain Lakes. We wish her all the best.

We are pleased to welcome Laura Parisi, who has been appointed to fill the remainder of Karen's term. Laura is no stranger to this community. Residents who have seen the transformation of our common buildings have benefited from her work — she served on both the Library Refurnishing Committee and the Decorating Committee, where her energy and eye for detail helped shape the spaces we all enjoy.

Laura brings exactly the kind of hands-on community involvement we value on the Board. Welcome, Laura.

# Welcome Home to a New Fountain Lakes

This summer, while you were away, your Board and Decorating Committee got to work. When you return, you will find a community center, fitness room, billiards room, library, and offices that look and feel like the community you deserve.

Since the beginning of March, one of the Board's earliest and most enthusiastic commitments has been to refresh the common spaces that belongs to all residents of Fountain Lakes. These are the rooms where you exercise, play cards, attend bingo night, read, and gather with neighbors. They should reflect the pride this community takes in itself.

Working closely with our vendors and the Decorating Committee — we developed a comprehensive renovation plan that covers every shared space in the clubhouse complex. The palette is cohesive, modern, and welcoming. The upgrades are practical and built to last.

"These spaces belong to every resident. We wanted them to feel that way when you walk in the door."

## Fitness Room

- Gray Screen walls
- Cadet accent wall
- Caviar ceiling & trim
- Black Genesis tile ceiling. New 52" black fans, VEVOR wall fans, black LED cans. Fluorescent fixtures removed.

## Community Center

- Greek Villa walls
- Mild Blue coffered ceilings
- White trim & doors
- New Samsung 75" QLED TV for bingo night. Black ceiling fans. White LED recessed lighting. Mirror and sconces removed.

## Billiards Room

- Accessible Beige walls
- Doeskin wall guard
- White trim, doors & ceiling
- Genesis White 2x4 ceiling tile. White LED cans. Ceiling fans repurposed from gym. New Sorbus 48" floating shelf.

## Library

- Mild Blue walls
- White trim & doors
- Existing ceiling and lighting retained. A calm, inviting space for reading and quiet enjoyment.

## Office Complex

- Sea Salt walls
- White trim & doors
- Reception, back office, and Estero Woods rental office — all freshened with a consistent, professional palette.

We are proud of what will be accomplished this summer and we are equally proud of how it was accomplished — transparently, collaboratively, and within budget.

We look forward to seeing you enjoy these spaces upon your return

# The Work Behind the Scenes

Not every investment comes with a ribbon cutting. Some of the most important work your Board does happens underground — and you deserve to know about it.

If you have noticed crews working near storm drains, catch basins, or utility lines around Fountain Lakes, you have seen your assessment dollars at work. Catch basin cleaning, stormwater system maintenance, and underground repairs are not glamorous projects. But in a maturing community, they are essential — and deferring them only makes them more expensive.

Your Board funds this work through dedicated reserves set aside specifically for capital maintenance. These reserves exist so that when infrastructure needs attention, the money is ready and the work gets done — no emergency, no surprise assessment, no deferred problem passed on to the next board or the next resident.

*"The best infrastructure work is the kind you never have to think about"*

Managing reserves responsibly also means getting the most out of every dollar. We do that by requiring competitive bids, checking references, defining a clear scope of work before any vendor is engaged, and verifying current licensing and insurance on every contract. It is not exciting. It is just how you protect Fountain Lakes from unnecessary expenses.



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## Our Preferred Vendor Program: What It Means and How It Works

Over the years, FLCA has built a list of contractors we trust — vendors who know our community, hold current Florida licensure, carry proper insurance, and have consistently delivered quality work. We call them preferred vendors, and they play an important role in how we manage the association efficiently and responsibly.

But preferred vendor status is not a blank check, and it is not permanent. Here is what you should know about how the program works and the safeguards your board has put in place.

### Why we maintain a preferred vendor list

When something needs attention in our community, working with a known contractor saves time and reduces risk. These vendors have already been vetted, they understand our infrastructure and standards, and they have earned our confidence through past performance and competitive bidding. That continuity matters — it means fewer surprises and work that gets done right the first time.

### *Annual review and accountability*

Under the Board Governance and Operations Policy adopted by the board, preferred vendors are subject to annual performance review. The board evaluates whether each vendor continues to meet our standards and reserves the right for our property manager to seek competitive bids at any time. Preferred status is earned on an ongoing basis — not handed out and forgotten.

### When we go outside for bids

This is an important protection for residents. A preferred vendor in one trade does not automatically get the work in another. If a project falls outside a vendor's primary specialty, the board is required under policy to seek competitive bids before awarding that work. The same applies to larger projects — work above our established spending thresholds goes to a formal bid process regardless of who the vendor is.

This keeps pricing competitive and makes sure the right expertise is applied to the right job.



## Keep Your Drainage Easement Clear — It Protects Everyone

Most homes in Fountain Lakes have a drainage easement running along the back of the property. These easements carry stormwater away from your home and your neighbors' homes to the community's catch basins and lakes. When they are clear, water drains quickly. When they are blocked by vegetation, debris, or stored items, water backs up — causing flooded yards and potential property damage. This is your responsibility as a property owner

Under Declaration §5.5, no structure, landscaping, or material may be placed in a drainage easement that obstructs water flow — regardless of how it got there. The back five feet of your property is a designated drainage area. Mowing, maintaining, and keeping it clear is your obligation.

Please take a few minutes to walk behind your home and remove any overgrowth, debris, fill, or stored items from the easement area. Do not add soil or plant vegetation in the flow path, and make sure any catch basin inlets near your property line stay clear of leaves and debris.

If you have a concern or are unsure whether something on your property is in the easement area, contact Margaret Sandt at Pegasus Property Management with your address and photos.

