



THE FLASH

FOUNTAIN LAKES MASTER ASSOCIATION · OCTOBER 2026

Welcome Back. The Work Continued Without You.

To our seasonal owners just now returning: welcome home. While you were away, we kept investing in the community. Many pathways throughout the community and the golf course have been repaired. In the worst stretches, where age and tree roots had cracked and lifted the surface, the walkway was torn out and redone outright. This fall, the pickleball and bocce courts are next in line for a full redesign. Spending on our amenities protects property values and keeps the community looking its best.

You will also notice change at the front entrance. The parcel there is privately owned, the land was cleared this summer, and under our recorded 2025 settlement the entrance gates and access equipment are being relocated farther into that property at the developer's expense. We are using that work to replace the antiquated gate system at the same time. The Board has approved New IQ, a new gate access system, to go in with the relocated gates. There is more on page 2.

None of this changes the standard we hold every project to. Every project gets weighed against the reserve budget first. We keep the reserve fully funded so future assessments stay predictable.

Thank you, as always, for showing up at meetings and for answering surveys. Welcome back.

Joe Ballerine

FLCA PRESIDENT

THIS ISSUE

- Pathway repairs across the community and the golf course
- Bocce / pickleball resurface
- New IQ at the gate: the barcode stays, the security improves
- What is really happening at the front entrance
- Fountain Lakes Foodie review: Piccolo Buco

"We kept investing while you were away. The community you are coming back to is better than the one you left."

COMING IN NOVEMBER

- Williams Road update
- Construction improvements update
- Complete sports and social calendar for the 2026/2027 season
- Beyond our gates

Remember, The Flash is always looking for articles. If something is of interest that we are missing, please send us a note at jaballe166@gmail.com.

Investing in the Amenities and Protecting Them



SCOPE IN PROGRESS

Pickleball & Bocce: Next Up

Both courts are in line for a full redesign this season: new surfacing, refreshed lines, and a general facelift to match the rest of the amenity program. We will also double-line the tennis court, so during the season we can increase pickleball play to six courts.

Scope and schedule are being finalized with the reserve budget as the ceiling, the same standard as every project in this issue. The estimated start date is October 4, 2026.

PROTECTING THE INVESTMENT

New IQ: The Barcode Stays, the Security Improves

Our barcode system is not going away. New IQ updates it. The decal on your windshield keeps working at the gate, and the Association gains controls the old setup never had, starting with the ability to issue, suspend, and turn off a credential one household at a time when a home sells or a renter moves on.

The same system runs readers on doors, not just gates. The pool area, the library, and the billiards room can each sit behind a credential. The plan also relocates the pool gate behind the washrooms, which closes the current walk-in route and limits entry to credential holders.



The window and door project came in considerably under budget. That leaves room to add New IQ locks to the new doors. Today those doors are monitored by camera and locked at night. Locks would put them behind the same credential as the gate.

Your phone can be your fob. The platform behind New IQ turns a smartphone into the credential, and the same app issues a guest pass for a visitor, a delivery or a recurring service call. Readers still accept a physical fob, so a phone is not a requirement.

A gate is only one layer of security. The Lee County Sheriff’s Office asks residents to lock vehicles every time, at home included, take valuables and keys out of cars and golf carts, close the garage, and park where there is light. The Sheriff calls good lighting one of the most effective deterrents to crime.

Enrollment details will follow once installation is scheduled.

What's Happening at the Front Entrance

The For Sale sign, the land clearing, and the gate relocation

Several residents have asked about the For Sale sign and the land clearing at the front of the community, and about a rumor that the dental office project has been canceled. Here is where things actually stand.

The parcel at our front entrance is privately owned and is not Association property. It has been listed for sale for roughly two years, and there has been a sign on the property for most of that time. This sign is new. The owner hired a new firm to market the parcel. The old sign came down and this one went up. The land was also cleared this summer, which is why more people are noticing it now. As of this week, the county records still show the same owner. The property is listed. It has not sold.

The Association has no information that the project has been canceled. In 2023, the property owner raised the possibility of litigation over access at our main entrance. Rather than spend years and legal fees in court, the Board at that time negotiated a mediated settlement. That agreement was recorded, along with an amended easement, in February 2025. Under it, the gates move farther into the property, and the developer, not the Association, pays to relocate the gates and the access equipment. A property being offered for sale does not undo any of that. The settlement and the easement are recorded documents. They run with the land and they bind whoever owns it.

Here is the part worth knowing, because it is about you.

When the Village held its public information meeting on this project in January 2022, several



residents spoke and the Village received over a hundred comment cards from this community. The plan presented that night was 10,000 square feet of dental offices plus the possibility of another 5,000 square feet of general office space. When the Village approved the development order in September 2023, the general office component had come down to 1,950 square feet.

That is the reason to pay attention to the Village and not only to the Association. Land use decisions belong to the Village of Estero. The Village controls the zoning and issues the permits, and any use proposed for that parcel must fit what the zoning allows. The owner is not required to share its plans with us, and it has not. But the Village process is public, and this community has already shown it can move the outcome there.

The Board reports on this at the Master Board Meeting, held the last Wednesday of every month at 6:00 PM in the Community Center.

Piccolo Buco: Roman Pizza, Right Across the Street

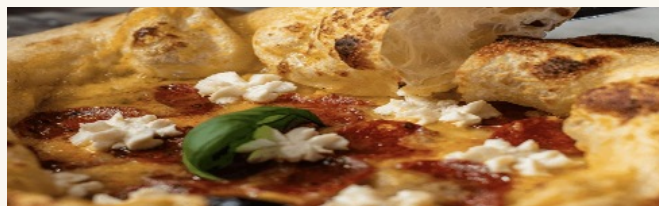


WE FINALLY HAVE a serious pizza place a short drive from the front gate. Piccolo Buco by Cooper's Hawk opened this summer at Coconut Point, on Via Villaggio, close enough to watch the tables fill from our side of the street.

The concept is imported, and the restaurant says so. The original Piccolo Buco sits a few steps from the Trevi Fountain in Rome, where Cooper's Hawk founder Tim McEnery tasted Chef Luca Issa's pizza and decided America needed it. The formula is plain: creamy mozzarella, a bright tomato sauce, and a tall crust that is crisp outside and soft at the center. The crust is the reason to go, and the Estero kitchen gets it right.

We ordered pizza and never got past it. Service was friendly and left us alone to eat. The wine list runs well past the house labels into Italian varietals. Two cautions. The room is hard-surfaced and genuinely loud once it fills, so ask for the patio if you want conversation. Reserve ahead. The place is new and it is good, and season has not even started.

The verdict: worth the short trip across the street.



THE WINE CLUB TRAVELS WITH YOU

Membership starts around \$25 a month for one bottle. It runs month to month, you can cancel anytime, and the benefits are not tied to one restaurant. They work at every Cooper's Hawk, 70-plus locations in 15 states, and now at Piccolo Buco. Wine of the Month, tastings, dining rewards, and retail discounts all follow you. I redeemed one of my own bottles at the Grand Rapids, Michigan, location this summer: same membership, and no paperwork.

Reservations are recommended, and the patio has the quieter tables. There is a happy hour on pizzas and wines by the glass.

COMMUNITY EVENT

Sponsored by Joe and Joni Pavich
Realty World J Pavich Real Estate

Halloween
Fountain Lakes
Spooktacular Halloween Breakfast

12 and Under
Costumes & Decorated Bikes

10:00 A.M.
October 24th, 2026
At Fountain Lakes Club House
Breakfast and Treats

Sign up for the event at the Fountain Lakes Office
Deadline to R.S.V.P. Oct 14th, 2026