

September 2020



## UPDATE: The Palms Golf Club of Forest Lakes

To: Members of Forest Lakes Estates Homeowners Association, Inc.

From: Richard A. Ulrich, Esq. Forest Lakes General Legal Counsel

I have been requested by the Forest Lakes Country Club Estates Homeowners Association, Inc.'s (FLCCE) Board of Directors to advise the FLCCE's membership of certain information dealing with The Palms Golf Club at Forest Lakes ("Golf Club"). This information is as follows:

Neal Neilinger, Managing Member of The Palms Golf Club at Forest Lakes, LLC, the current owner of the Golf Club, has recently, informally, advised the Board and me, that he will be listing and advertising that the Golf Club will be for sale at some point during the year 2021. No more specific information such as the date of listing, sale price, conditions of sale, potential purchasers, have been provided.

The Board contacted me upon receiving this information so that consideration of the practical and legal effects on the membership could be investigated so that your Board could respond and advise the membership in a prudent, rational and reasonable manner since, at this time, the conversation with Mr. Neilinger was in a casual conversation, without specifics.

Elisabetta Braithwaite, the FLCCE Board President, established a Golf Club Liaison Committee, to gather and discuss accurate information on the potential sale to ensure an open dialogue and exchange of ideas is coordinated with Mr. Neilinger, as he pursues his plans for the Golf Club. The Golf Club Liaison Committee will advise the Board of its findings and investigation of this situation, on a regular basis, as needed. Notice of their meetings shall be posted just as Board meetings are posted.

(Please be mindful that in this time of pandemic, meetings may need to be handled by ZOOM, teleconferencing or other similar platforms).

As this potential change may have considerable impact on the FLCCE residents, the FLCCE Board will keep you advised of any reliable and truthful information is made available. Should you have any questions or comments, please do not hesitate to contact a member of the Board.

With best regards,

Richard A. Ulrich, Esq.

Ulrich, Scarlett, Wickman & Dean, P.A.

Forest Lakes Country Club Estates is a Deed Restricted Community

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## Welcome to the FLCCE Block Captain Corner

Our Block Captains play a vital role in determining the success of our Homeowner's Association. They are the individuals that meet and greet new homeowners and welcome them to the neighborhood. I would like to take this opportunity to ask everyone to review our current list of blockcaptains. Block Captains are responsible for approximately 25-30 homes within their unit. Our goal is to have Block Captains for all of the streets in our units but at this time we have a **vacancy** for North Mid Ocean Circle. We would also like to have an additional Block Captain to assist on Espanola Avenue and Espanola Drive. If you know of anyone that would be interested in becoming a Block Captain for these streets or any other unit please let me know.

Please feel free to contact me at any time for additional information on the responsibilities of our Block Captain team. We are currently working on updating the Block Captain responsibilities. Any suggestions that you may have to help enhance our quality of life is always welcome.

I hope everyone is staying safe and healthy

Roxana (Roxi) McCarthy  
FLCCE Captain Chair  
931-249-1390

# Get Involved

Sign up to volunteer today!

## To Preserve Our Property Values We Need to Support Our Home Owners Association

### Here are the facts:

Throughout Sarasota County, Home Owner Association (HOA) dues range from \$100-\$3,000. "Ridiculously Low" dues are said to be \$100 PER MONTH!

**More facts:** About 90% of our assets are spent on legal fees. The remainder goes on insurance, federal taxes, accountant fees, office supplies, community yard sale, etc. All of these expenses increase steadily over time, yet we haven't increased our dues since the 90's.

If elected members of our Board of Directors, unpaid, regular homeowners as they are, are to carry out their duties, as they're obliged to do, they must have the resources to do the job. Fact is, they don't! Board actions are delayed or put aside because of inadequate funds. And that has consequences. For all of us.

One way to avoid a big chunk of HOA legal expenditures is simply to avoid violating deed restrictions—something we're legally obliged to do anyway. So if, for whatever reason, you're not familiar with what your unit's particular deed restrictions are, please visit the FLCCE website at [www.flcee.com](http://www.flcee.com), talk to your Block Captain, or ask a Board member.

If you're not convinced, take a look at other HOAs that no longer function, and where no deed restrictions are enforced. The fall in their property values is dramatic. And surely we all want to avoid that.

**So this is an appeal to those Homeowners who have NOT paid their \$50. Please do so! Now!**  
**Guest Editorial :** Dr. Charles Berkoff  
FLCCE Homeowner since 1995 • Past VP

## September 28, 2020 is National Good Neighbor Day

For those who are unaware of this day of recognition, (as I was), take a look at the article below. It is written and posted on [Awarenewsdays.com](http://Awarenewsdays.com)

It explains the origin, history and intent of this date, which has been quietly celebrated (by those in the know), for 17 years.



*National Good Neighbor Day is the perfect occasion to honor the people who make significant contributions to creating safer neighborhoods and stronger communities across the United States.*

*... National Good Neighbor Day has been acknowledged by various levels of government and is celebrated every year. The holiday was originally celebrated on the fourth Sunday in September, but in 2003 its date was changed to September 28. On this day, Nextdoor.com, a social network for neighborhoods, announces the recipients of Nextdoor's Good Neighbor Award. Everyone can nominate a neighbor or a group of neighbors by writing a short story about what they have done to help their local community and make it a better place. National Good Neighbor Day is the perfect occasion to honor the people who make significant contributions to creating safer neighborhoods and stronger communities across the United States.*



Of course its up to you how, or if, you celebrate this day. But, here's a thought... what if, instead of writing an article or short story, we each did a little something that actually helps our neighbors—you choose.

Of course we can, and should, try our best to be good neighbors throughout the year.

But, maybe, a good start is September 28, 2020. After all, if there was ever a year, when we could all use a little more neighborly kindness—2020 is it!

### South Gate Master Pump Station Project Update

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**Date: Thursday, September 24, 2020**

**Time: 5-6 p.m.**

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Sarasota County Capital Projects • 1001 Sarasota Center Blvd., Sarasota, FL 34240

Sarasota County is hosting a virtual public meeting through a **Zoom** webinar for the South Gate Master Pump Station Project. This virtual meeting is for property owners and interested parties in close proximity to the lift station to provide updated information regarding complete design plans and construction of the project.

The Zoom webinar is from 5-6 p.m. with a brief presentation at 5:15 p.m. Questions about the project may also be sent to [capitalprojectsmeetings@scgov.net](mailto:capitalprojectsmeetings@scgov.net) before, during or after the meeting.

Zoom has the ability to allow you to participate from your smartphone, tablet, desktop, or laptop devices. To register, please visit: [www.scgov.net/government/sarasota-county-capital-projects-public-meetings](http://www.scgov.net/government/sarasota-county-capital-projects-public-meetings)

**Please register by Tuesday, September 22, 2020.** After you register, a link will be emailed to you to participate in the Zoom webinar.

**Thank you for the opportunity to update you on this project**