

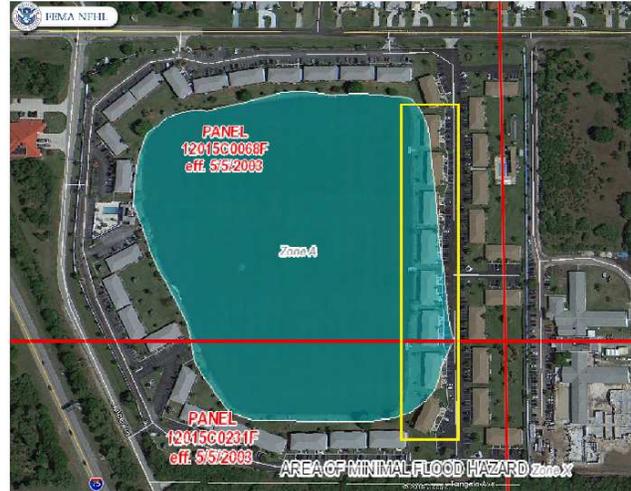
LAKE SIDE VIEWS

June 2015 ~ Volume 4, #1



FEMA “A” Flood Zone Removed!

On May 7th, our challenge to FEMA for the “A” flood zone (see map on right) that affects 9 of our units (outlined in yellow) was filed on Lakeside’s behalf by Coastal Engineering of Naples, FL. This document advanced the argument that the flood zone should never have been there in the first place, based on excavation and other Charlotte County data, and the fact that Lakeside units are not in the flood zone, yet share similar elevations for their shoreline. A letter from FEMA (case #15-04-6639A) dated June 16th indicated that ALL 9 buildings at Lakeside are removed from SFHA (Special Flood Hazard Area) zone “A” and now become an “X-unshaded” zone, an area of “minimal flood hazard”. The FEMA letter stated: “The effect of a LOMA (Letter of Map Amendment) is it removes the Federal requirement for the lender to require flood insurance coverage for the property described”. Further, “The property owner must request and receive a written waiver from the lender before cancelling the policy”. Our current flood insurance policies (one for each of the 9 buildings) expire at the end of June, so the timing is great! Some administrative work remains with lenders, effected owners and our insurance agent to tie everything together.



Website

For informational purposes, a website was re-established at Lakeside in 2014. It can be accessed at www.lakesidefl.org. However, you may have trouble viewing it with an i-Pad or an i-Phone. On this site, you will be able to see photos of events, upload various informational items for review, download important documents for printing, submit comments via e-mail to the Condo Management Company, and generally obtain information on a timely basis. The keeper of the website is John Follas, unit #701. John may be contacted by e-mail at jfollas@comcast.net with your suggestions and comments. The cost to maintain this website, and the domain name, is approximately \$180/yr.

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Board of Directors

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Landscape Improvements (partial) ~ Then & Now



2011



2015

Landscape Improvements for 2015

At the February 26th Board meeting, \$2,930 was approved by your Directors from the Betterments Reserve funds to add new plantings at the sides of 16 buildings, and do some island pruning :

- 42 Variegated Arboricola plants (yellow/green leaves)
- 19 Mammy Croton (red/green leaves)
- 23 Cocoplum plants (maroon/green leaves)
- Creation of an island sitting area at the 1600/1700 mailbox, including a 6' Pygmy palm
- Masking plantings (6 Cocoplums) in front of the utility boxes between 1600/1700



1100 Bldg.

Walk around and take a look at the new plantings plus the beautifully owner maintained islands!

Replacement Golf Cart

Our very old Maintenance Golf Cart (10+) finally bit the dust in March, and had to be replaced. The cost to repair it (\$1,600) was just slightly less than purchasing a refurbished 2011 model (\$2,438) with new tires and a 2 year old battery. So, if you see a brown golf cart cruising around, that is our "new" one!

Bldg. 700 "Block Party"

In mid-January, a "going away" party was held for Joan Murray (702) and her friends Karl Wagner and Andy (her dog) outside of the 700 building. All were welcome for this "block" or "building" party that continued on until dark. Some photos are below.



Joan, Karl & Jimmy



Nancy, Cindy, Janine, Carroll, Joan, Barbara, Marielu & Kirsti



Joann & Rick + Rick & Chloe

Lakeside Family That We Lost in 2013 & 2014

Please keep in your remembrances and prayers the following from our Lakeside family who passed away in 2013 and 2014:

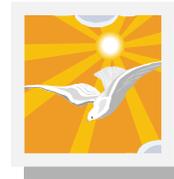
Glen MacNeil (204) - 2013

Lola Discuillo (601) - 2014

Mary Lou Felkey (1003) - 2013

Jimmy Caverly (102) - 2014

Josephine (Dodie) Campana (1202) - 2014



New Unit Owners

We welcome the following new unit owners who purchased mid 2014 through March 2015:

- 105 - 11/14/14: Erica Clarke-Bell, 67 Coventry Ave., Mastic, NY 11950
- 207 - 7/31/14: Kenneth J. & Cindy L. Walker, 86 Fairmont Dr., Hermitage, PA 16148
- 404 - 2/20/15: Cynthia Kruz, 25698 Deep Creek Blvd., Punta Gorda, 33983
- 601 - 11/10/14: Michael & Judith George, 12414 Calvin Dr., Brecksville, OH 44141
- 1403 - 11/5/14: Virginia Mello, 1403 Lakeside
- 1601 - 1/30/15: David & Beverly Padget, 1610 Johnson Dr., Stillwater, MN 55082



Please extend a warm welcome to all of these new owners. Invite them to activities and encourage them to attend next year's Annual Meeting!

Financial Matters

- The 2015 budget that was adopted at the February 21st Annual Meeting was \$249,415. This is a reduction of \$16,985 from the 2014 adopted budget.
- The quarterly Maintenance Fee per unit in 2015 will be \$535
- 2014 closed being under budget by \$6,490.75. The principal reason for this was an under expenditure of \$8,152.44 for Water and Sewer.
- The Pavement Reserves will not be funded in 2015 based on recent quotations for the application of a sealer/sand slurry. There are sufficient funds in the Pavement Reserves to fund this activity sometime within the next 6-12 months. An engineering report was funded from the Pavement Reserves and completed in April to assess the long term viability of the existing asphalt surface. This report indicates that future milling and re-paving expenses of the entire asphalt area will be necessary in the 5-10 year timeframe. A PDF report is available for review on the Lakeside web site www.lakesidefl.org under the "Information" bar.
- Up-to-date quotes have been obtained for work related to the other Reserves: pool, roof, and painting. Consequently, all Reserve accumulations are currently on track for the next 3-5 years, with the exception of paving, pending the receipt of re-paving quotes.
- Based on the positive reply from our FEMA challenge (see pg. 1), it would appear that we will no longer be required to pay flood insurance premiums, which have been in the \$25,000/year range.



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JUNE 2015 NEWSLETTER

2015 Lakeside Activities & Events

A huge “thank you” to the Social Committee, co- chaired by Trudy Dell’Orto and Cindy Bielaweic, and all others who imagined, planned, volunteered, and participated in activities and events this year at Lakeside:

- ◆ **Welcome Back Party**
- ◆ **Ice Cream Social**
- ◆ **St. Patrick’s Day Dinner**
- ◆ **Going Away Party**
- ◆ **Special Lunches**
- ◆ **Bingo**
- ◆ **Bocce**
- ◆ **Cards**
- ◆ **Crafting**
- ◆ **Any others that we missed!**



Sharon, Trudy, Bob & Marie—2014

Join the fun in 2016!