

Annual Meeting 2017, President's Report

Early in the year the Board established several priorities to address this year.

1. Lake Irrigation Pumps: The conversion from using potable water to lake water for our common areas as a long-term cost-saving measure is underway. Phase 1 in The Islands was completed in mid-2017, as well as the design for Phases 2 and 3. We are currently monitoring the effectiveness of the Phase 1 Pumps to determine the water use, cost savings, and reliability of the overall pump system. We had several performance problems early on with the pumps, much of which has been resolved. We are also monitoring the overall use of our Lake water as there is a discrepancy between what was originally reported in term of SRP water availability versus what we are actually using on an annual basis. Before we move forward with Phases 2 and/or 3, we need to have gather sufficient data on these items, and are currently in the data-gathering process so we can make an informed decision on future phases.
2. Park Lighting Upgrades: The existing pedestrian lighting in our parks is in need up upgrading to current electrical code. A couple of the parks have already been completed, with the remainder commencing in March of this year.
3. Entry Monuments/Signage Master Plan: We have started the process to upgrade our community entry monuments and signage, including the primary entry on Baseline and Lakeshore, as well as all secondary entries throughout the community. Mike Rowley will be providing a detailed update on this project, so will defer this to the Ad Hoc Landscape & Signage Committee Report.
4. Landscape Master Plan: This plan will be conducted concurrent with the entry monuments by the same consultant, and I will also defer the status of this project to Mike's Committee Report.
5. Survey of Clubhouse: In anticipation of remodeling the kiddie pool area later this year, we had a complete digital survey done of the entire clubhouse facility. This will allow us to more effectively develop a long-term master plan for clubhouse improvements, particularly related to the remodeling of the kiddie pool and adjacent area, but this survey can be used for any improvements within the clubhouse grounds in the future.
6. Boat Dock & Boardwalk Easement: This was an issue that came up early in our last term, and we have a legal opinion regarding the vested rights our community has with regard to the easements. Since that time, the property has been sold, but no further activity has occurred on the property. We will continue to monitor any future plans related to the commercial area across from the Clubhouse, and ensure we maintain our easements along the lake.
7. Overall Maintenance of our Community: Christine has been doing a very good job of monitoring the overall maintenance and quality of our community, and we continue to provide necessary upgrades to items such as deck resurfacing, painting walls, removing and replacing downed trees, trimming and landscape maintenance, etc. Our Landscape Master Plan will assist us as we continue to maintain the landscaping within our common areas.
8. Balance the Budget: One of our goals was to ensure a stable and balanced budget, and we were within our budget last year. We has a slight increase in our assessment this year (2%) in order to keep up with inflation and ensure we have adequate funds to properly maintain our aging community.
9. The health of the lake: There has been a lot of discussion recently about the health and appearance of our Lake, and last month, Dr. Amalfi came to the board meeting and gave a very thorough presentation about the lake's health, appearance, and recent outbreaks of Golden Algae. We are continuing to monitor potential outbreaks of Golden Algae, and will do everything we can to prevent and/or treat as effectively as we can.

10. Outgoing Board Members: I want to thank our outgoing Board members, Rick Andrews and Tony Rao for their dedicated service to our community over these past three years. Without dedicated individuals like Rick and Tony, The Lakes would not be the premier master planned community that it is, so thank you very much for your service to our community.
11. Committees: I also want to thank all of our Committee volunteers for all their hard work to make our community such a special place to live and enhance our quality of life here at The Lakes.
12. Staff: And finally, I want to thank our entire staff for doing such a great job throughout the year, with a special thank you to our Community Manager, Christine Baldanza, for your tireless efforts that go well above and beyond your defined job duties. You have dedicated so many years of your life to our community, and I am grateful to have you as our Community Manager.

That concludes my report.