



Town Hall Meeting Recap

Tuesday, February 25, 2020

Greetings Lakewood National Homeowners,

The Town Hall meeting was greatly attended last night, approximately 125 homeowners were present. Thank you for all that joined and participated. For those who were unable to attend, below is a recap of who attended and what was presented and discussed.

Michael Fleming, Icon's Vice President of Community Management, provided those in attendance with information regarding who's who of the community and information on turnover of the association from Developer to Homeowners.

Control/Turnover:

- The community is currently under developer control, with a 3 person board made up of Lennar representatives.
- Once the community reaches 50% of closed homes, the documents allow a Resident Director to be added to the Board of Directors at the following Annual Meeting; it is anticipated that the community will reach the 50% within the 2020 year, therefore the 2021 Annual Meeting will elect/appoint a homeowner to the Board.
- Once the community has reached 90% of closed homes, the community will, within 90 days, turnover from Developer to Homeowner.
 - o A steering committee will be established closer to turnover to assist in the transition.

Managements Role:

- Icon is a vendor, hired by the association. As the management company, we take direction from the Board of Directors and do not make major decisions for the community. We assist the Board in the day to day management of the association, providing customer service to the residents when questions or concerns arise.

Reserves:

- Reserves are not required to be funded by the developer under current FL State Statues Chapter 720.

Todd Van Meer, Director of Golf / General Manager, provided an update on golf and amenity related items.

- LECOM Tournament: Thank you to residents and staff who volunteered and worked so hard to make the tournament successful.
- Clubhouse Update: Permits have been issued and a contractor has been awarded the job. Fencing will begin shortly and a Member's Only Groundbreaking Ceremony announcement will be sent out soon!
- Course Restrooms: Piper restrooms are in progress and your continued patience is greatly appreciated.
- Lottery System: Again, thank you for your patience as the lottery system has been implemented. As with any new systems, the process is not perfect and we have happily taken Member's feedback.
 - o Guest Points: we have reduced the points for guest points from 1 to ½.
 - o Renters: All renters start out with points equal to an average of the current membership
- Leagues:
- Communication: improvements to the website (including the calendar) and emails are upcoming as well as a monthly newsletter and monthly manager meetings.
- Tiki Bar:



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- Staff: We have recognized that at times the staffing has been inadequate and we have taken steps to correct this. Management will continue to oversee and make changes when necessary.
- Personnel: James Murdock joined as the Food & Beverage Manager back in December and the Club is actively searching for an Assistant F&B Manager / Activity Director.
- Events: Additional events, such as the upcoming Breakfast Buffet, will be added to the calendar throughout the year.

Keith Wilking, Club Operations Manager / Community Association Manager, introduced the team that was in attendance and went over safety and security as well as community policies and procedures.

- Speeding: Reminder that the speed limit within the community is 25MPH. The Terrace building parking lots have a speed limit of 10MPH.
- Street Parking: Overnight (11PM-7AM) street parking is strictly prohibited. Roaming security issues citations and management follows up with violations. Continued issues could lead to towing.
- Pool Hours: Per Florida law, the hours of the pool are dawn to dusk. In order to have night swimming, lighting at the pool would need to be added; this is not something that will happen under Developer control.
- Trash:
 - **Single Family:** Should be utilizing trash cans for their home; use of the multi-family dumpsters is prohibited.
 - **Multi Family:** Dumpsters are for use by residents of specific buildings only; please be sure to check with your sub-association Property Manager for more information.
 - For a PDF of Residential Guide to Garbage, Yard Waste & Recycling [click here](#); which can also be found on the [Manatee County: Garbage & Recycling](#) webpage.

Resident Questions, Comments & Concerns:

- **Uihlein Street Lights:** Not the responsibility of Lakewood National. SMR currently is responsible until they are turned over the Manatee County. Management reports any outages. Please let the on-site team know any further issues with the street lights on Uihlein.
- **Entry Gates:** A resident made management aware that at night the gate is very difficult to see and recommended adding reflectors; this is being looked into.
- **House Numbers:** Concerns over the fact that house numbers are not visible at night was brought up. The Master agreed that the sub-association, specifically Coach Homes I, may install larger house numbers at their expense. Reminder: any modifications do need to obtain ARC approval first.
- **Guest Passes:** There are no guess passes permitted. All guests must be member accompanied accordingly to the current Board policy in place.
- **Open House Signs:** The current policy does not allow open house signs. Management will discuss with the Board to see if the policy can be updated to allow in a tactful manner.
- **Cessna Golf Cart Path:** Residents who regularly use the golf cart path on Cessna run are aware that traffic turns off of Lakewood National Parkway onto Cessna without knowing the cart path is immediately there. Additional signage will be considered.
- **Amenity Parking:** The planned development does not include additional parking spaces. Management will work with staff to ensure they are parking in the far parking spaces.



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- **Golf Course - Walking Hours:** It was brought up that last year the walking hours were changed and this year they were not. Management will look into this further to see if it was an oversight or if there was a specific reason it was not changed this year.
- **Table Tennis:** A prior request for table tennis was denied and the resident was inquiring why such a small financial request was denied. Many factors, including storage & maintenance, were the reason behind the denial.

We appreciate your continued support and if you have any questions, concerns, or suggestions, please feel free to reach out to us at any time. The management team always has an open door.

Sincerely,

Shawna Frank, LCAM

Assistant General Manager

Lakewood National Golf Club

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