

Davis Lake Newsletter, March 2021

Dear Davis Lake Residents,

This newsletter is chock-full of important information and changes that all owners need to make note of, so please read the entire document carefully.

As you may recall from a letter to all owners on February 1, 2021, Davis Lake is under new management. Mike Burow, our on-site manager for the past two years, submitted his resignation effective February 15th. We as a Board did our due-diligence in trying to hire another resident/on-site manager with no success. However, we are happy to say we have contracted with a professional, qualified, highly-respected management company, Florida Sunset Management (FSM). Kim Luebke is our main contact there. FSM is conveniently located at 16956 McGregor Blvd., directly across from the Sanibel Outlets, and less than five minutes from Davis Lake. You can learn more about them on their website: www.sunsetmgmt.com

The first change is that there will be no one physically in the Davis Lake office daily. However, Kim from FSM will be on-site at regular intervals (currently M & W 10 am – noon). Her schedule will be communicated, as well as posted on the Davis Lake office door. Therefore, renters and overnight guests should be directed to the FSM office to obtain parking permits when Kim is not in the Davis Lake office. It is imperative that ALL vehicles left overnight on Davis Lake property display the appropriate parking pass. Owners should have been issued permanent permits, which are to be hung on your vehicle’s rear-view mirror. (This was covered in the Rules & Regulations, updated March 2020 and available on the Davis Lake website: www.davis-lake.org) All vehicles without the appropriate parking permit will have a warning posted. For everyone’s safety and security, we must know who is on our property at all times.

Another change is the process for paying our monthly fees, effective 4/1/2021. I am inserting the instructions from FSM (below) for your convenience:

Auto-pay - you will need to re-sign up for this option. We have enclosed a form for your convenience. The current auto pay agreement will be cancelled as of 3.31.21. Please send a personal check as instructed below until you have set up a new auto pay agreement.

Bill-pay option – Please **delete your current bill pay** and set up a new bill pay as follows: Davis Lake Condo Association, San/Cap Bank P.O. Box 61157 Fort Myers Florida 33906-1157. Include the letters DLC with your unit number on the check’s explanation line for your account number. Failure to delete and re-write a new bill pay could result in delayed or returned payments. You should use the bill pay number on the coupon books you will be receiving.

Personal checks – Please mail all future payments to Davis Lake Condo Association, San/Cap Bank, PO Box 61157 Fort Myers Florida 33906-1157. Please include your new coupon with your payment. Coupons will be mailed out in March 2021.

If you have any questions, please feel free to contact the FSM office at 239-454-3525.

Due to the on-going pandemic and our concern for the health and safety of all our owners, the Annual Meeting this year will held via Zoom. It is set to begin at 9 am on March 30, 2021. You will be sent a link from FSM to access this meeting, and we encourage all of you to tune in to the meeting. You will also be given an opportunity to submit questions for the Board in advance, as well as during the meeting.

For those of you who need assistance to access Zoom, you will find very helpful information on YouTube. Go to www.youtube.com and search “Participate in Zoom meeting.” It will give you several different options: for those using Zoom for the first time; using with a link; by phone; on iPhone; on iPad; or on a laptop or desktop. We encourage you to go online in advance and check out the instructions available on YouTube. For those who do not have a computer, we suggest you “pair up” with a neighbor who intends to watch the meeting.

Prior to the meeting, you will receive the normal packet of materials that is distributed prior to each Annual Meeting. There is important business to be conducted concerning the budget, as well as voting on candidates

to fill the two open Board vacancies. Your vote is important to the outcome, so we urge you to follow the instructions for voting, and return your Proxy and Ballot envelopes as soon as possible. Questions may be directed to the Board at any time prior to the Annual Meeting.

Another change is that all rentals from this date forward must be handled entirely by the owner. There will no longer be a list in the office of people who wish to rent, or of the owners who have units for rent. Many of you communicate directly with renters from previous years. But if you wish to have your unit handled by a property management company or a realtor, that is your choice. For your convenience, I want to inform you that our new part-time maintenance person is also a part-time realtor with VIP Realty. He specializes in selling units, but he can get you to the rental specialist in his company. His name is Steve Sieradzki, phone 586-322-4450. He will be at Davis Lake periodically, and we feel he is competent and trustworthy. He will also open your unit for renters, start and/or move your vehicle, or any task you wish, for a fee. Please feel free to contact him.

Finally, I am once again attaching the Rules & Regulations that were updated and adopted March, 2020, as mentioned earlier in this newsletter. It is obvious that some of you have not provided your renters with a copy of these rules, because some rules are being violated consistently. Please, please provide your renters/guests with a copy of the Rules & Regulations, and ASK THEM TO READ THEM! The rules are simple and easily adhered to, but are so very important in a condo community such as ours: Clean up after yourself; put things back the way you found them; be respectful of others. It is for the safety, security and enjoyment of everyone that we ask you to cooperate. As a reminder, **THE OWNER IS RESPONSIBLE** for any violations committed by your renters and/or guests. Their understanding of the Rules & Regulations will help to ensure compliance.

Please see our website for regular updates on changes: www.davis-lake.org You will find noteworthy information on contractors and services in the area, as well as pertinent Davis Lake activity info.

I am happy to say that the weather has been beautiful here, and our community looks lovely, thanks to the hard work of our gardeners who volunteer countless hours on a regular basis: Sandy Johnson (#124), Lorrie Metzger (#1014), Val Sharpe (#624), Kathy Stewart (#113) and Donna Wawszczyk (#1012). Many others help water and weed the gardens from time to time. We thank them all for their time and effort! At their direction, several Areca palms were removed by our landscaper, William Roman. Sadly, these trees had become diseased and were threatening to harm our other healthy trees. 20 Arecas have been removed so far, with the remainder to be done as the budget permits. In the meantime, the gardeners have transplanted “shoots” from Triangle Palms in the hope they will grow in the spots where the Arecas were removed. Keep your fingers crossed!

I will close with the hope that all of you are healthy and safe. None of us could have imagined that this horrific pandemic would last this long. We all know of family or friends who have been affected in some way, and we are saddened by this. May this year be the start of a better time for everyone! We certainly look forward to seeing all of our Davis Lake friends back here next season.

Jane Patterson, Secretary
Davis Lake Board of Directors

Board Members:	Ken Johnson, President	952-270-8540
	Valerie Sharpe, Vice President	410-241-3273
	Steve Stewart, Treasurer	330-502-8428
	Jane Patterson, Secretary	419-236-6630
	Rick Hartwig, Dir. At Large	906-869-7010

Please note: **This and all future Davis Lake “official” email communications will be sent from kim@sunsetmgmt.com, rather than davislake300@aol.com**