

Arbor Lake II General Information (May, 9, 2024)

1. Arbor Lakes II consists of 2 buildings with eight units each, 5712 and 5716 Foxlake Dr.
2. Residents are entitled to the use of Foxmoor Lakes common elements including LaPosta Clubhouse, tennis and pickleball courts, bocce court, boardwalk and fishing pier, the 3 swimming pools located at the LaPosta Clubhouse, Phase I off Foxlake Drive and Crystal Lake Dr. There are 9 boat slips available for lease for a yearly fee of \$600.00 at the current time. Each resident receives a master key that will open the amenities.
3. The garbage dumpster and recycling bins are located in the 5716-parking lot. Currently these are picked up on Thursday mornings. Any item too large for the dumpster must be placed outside the fence and you need to call Waste Pro at 239-337-0800 for a special pickup. Please break down boxes to fit in recycling dumpsters and follow Lee County regulations. Plastic bags belong in garbage dumpster and not recycling.
4. Our management company is Premier Cam Services, PO Box 152047, Cape Coral, FL 33915. The physical address is 3436 Marinatown Ln, Ste 3, North Fort Myers, FL 33903. (239) 217-6599. Kyle Hubler, LCAM.
5. There are 10 associations within Foxmoor Lakes and the common elements are managed by Foxmoor Lakes Master Association, Maria Paige, President. Compass Rose Management is the Master Association management company. The Master has meetings on the 3rd Wednesday of every month at 6pm, October through April, at the clubhouse and notices are posted on community bulletin boards.
6. In addition to Premier Management, Arbor Lakes II is managed by a volunteer board of directors. The board typically meets on the 2nd Tuesday of each month at 4pm, November through April, by phone or in person at the LaPosta Clubhouse. Meeting notices are posted on the Arbor II bulletin board located at the mailboxes. Please try and attend.

Board members as of February 13, 2024:

President – George Grinzstein, 5712 #3, coolcatgeorge@gmail.com

Secretary, Treasurer -Sue Wisney, 5716 #3, (989)370-2529 suewisney@hotmail.com

Director-Chuck Weliever, 5716 #5, (812)240-2378 Ceweliever_24480@frontier.com

Director-Mark Hanni, 5712 #7, attymarkhanni@gmail.com

Director-Peter Polando, 5716 #7 polando@youngstowndiocese.org

7. Each resident has exclusive use of one parking space which is assigned at closing. A parking sticker, which is **available from Sue Wisney, Treasurer, or George Grinzstein, President**, must

be displayed on the lower left-hand back bumper or lower left-hand back window. Premier does not issue parking passes. A unit resident may apply for a second decal for one additional vehicle, which is subject to **Board approval**. The 2nd vehicle uses a guest space on a first-come, first-served basis. If there is a request for a 3rd vehicle, it is subject to Board Approval. If approved, this vehicle would then receive a temporary dashboard pass with an expiration date.

Vehicles are not to be backed-in and no Commercial Vehicles are allowed unless for a service call or delivery. Temporary or guest parking passes are available from our board president or treasurer. **Any vehicle that is parked here longer than two nights must be registered and display a sticker or guest pass on the dashboard.**

No campers, mobile homes, motor homes, travel trailers or trailers of every other description, recreational vehicles, boats or boats trailers are permitted to park or to be stored on condominium property. Non-commercial pick-up trucks are allowed as long as there is not business advertising on it or visible, work-related items such as ladders and/or building materials. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery or other temporary commercial services.

A Compliance Officer, hired by the Master, patrols Foxmoor Lakes daily and will place warnings on any vehicle that doesn't display the proper pass or decal. A vehicle is subject to towing after the third notice.

8. Mailboxes are located on Foxlake Drive between the two Arbor Lake II buildings.
9. There is an Arbor Lake II bulletin board for current notices located at the mailbox shelter.
10. Each unit may have one dog or one cat 40 lbs or less, one fish or one domestic bird, subject to an application approval.
11. Prospective new owners must fill out an Occupancy Application available from Premier or on the web site. Applications for owning or leasing must be approved by the board of directors.
12. Leasing of units is permitted for a minimum of **3 months**. Anyone that is not in the owners immediate family (child, parent, sibling, grandparent, grandchild, niece, nephew) must fill out an application with Premier and pay the fee for a background check . Immediate family members, however, must still register by emailing name, address, phone number, length of stay and vehicle information to Premier CAM so we know who is staying in units. Lease or Sale applications are also available on the web site at www.premiercams.net.
13. **Our bylaws, budget, minutes and other documents are available on the Premier web page at www.premiercams.net.** Click on "Communities" then "Arbor Lakes II". You will need to register with a password to view these documents. Leasing and architectural documents are here also.
14. Please don't hesitate to contact a board member if you have any concerns, questions or suggestions. Thank you.

