



LAKE CHARLES NEWSLETTER



June 2006

Volume 7, Issue 1



Left to right: Bill Reckerdres, Paul McCaffrey, Joan Hassler, Bob Giesken and Jim Volpe

NEW TEAM ON BOARD

The Board of Directors is back to full strength with five members. Joan Hassler and Jim Volpe were elected directors at the long delayed annual members meeting held at Centennial High School on April 27th. Their terms of office are two years. At a May 3rd board meeting, directors appointed Bob Giesken and Bill Reckerdres to complete the remaining one-year terms of office for the two board vacancies. Paul McCaffrey continues as director with a remaining term of one year. Most members will recognize all five directors as each has been active in the community and have previously served Lake Charles as members on various committees. The theme of

the new team appears to be "Get-R-Done".

Directors at the May 3rd board meeting accepted the following positions.

President: Joan Hassler

First Vice-President: Jim Volpe

Second Vice-President: Bob Giesken

Treasurer: Paul McCaffrey

Secretary: Bill Reckerdres

Signup sheets for the various committees were available at the May 3rd meeting. If you would like to participate, contact any committee member. You'll be welcome for sure. See pages 16- 19 for committee information.

Lake Charles Web Site Makes Debut

Check it out at

www.LakeCharlesSLW.com

See page 19 for details

Letter from the President

I would like to sincerely thank all the Lake Charles residents who voted for me in our recent election. I also want to give each and everyone of you the assurance that I, along with my Co-Board members, will do our best to assure that Lake Charles is a community we will all be proud to call "home". Your involvement is also needed in keeping Lake Charles the top community in St. Lucie West. This can only be done by your being able to serve on one of the Board committees, if possible, but also adhering to our by-laws.

I have been married for 39 years to my husband Dave. I have two children; a daughter in New Jersey and a son living in Port St. Lucie. I have a great son-in-law and a beautiful daughter-in-law.. and the best part... a handsome grandson and a beautiful granddaughter. I am proud to say that my Mom, Step-Dad, sister and brother are also residents of our beautiful Lake Charles Community.

Thank you again for the opportunity to help maintain Lake Charles as the best community in St. Lucie West.

Joan Hassler

Publisher: Lake Charles Board of Directors
Editor: Alex Pawlukiewicz
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Production Mgr: Don Heppe

Bayshore Association Management

Phone: 336-5966 or 871-0004 (answered 24/7)
 Amy Law Monday-Friday
 Kay Lynne McDougal Wednesday 9-12
 at the clubhouse

Lake Charles HOA Board of Directors

President Joan Hassler
 First VP Jim Volpe
 Second VP Bob Giesken
 Secretary Bill Reckerdres
 Treasurer Paul McCaffrey

Financial Summary - First Quarter 2006

Balance sheet checking/savings includes:
 . working fund accounts of \$328 thousand, and
 . reserve funding of \$635 thousand equal to
 100% of long term reserves.

Balance Sheet (\$000) – March 31, 2006

Assets:	
Checking/Savings	\$963
Accounts Receivable (Net of Bad Debt Allowance)	24
Deposits/Prepays	<u>33</u>
Total Assets	<u>\$1,020</u>
Liabilities/Equity	
Current Liabilities:	
Accounts Payable	\$97
Prepaid Fees	142
Accrued Liabilities	<u>118</u>
Total Current Liabilities	\$357
Long Term Liabilities:	
Common Reserves	\$440
Harbour Isle Reserves	<u>195</u>
Total Long Term Liabilities	\$635
Total Equity	<u>28</u>
Total Liabilities/Equity	<u>\$1,020</u>

First Quarter Income of \$537 thousand exceeds expenses of \$510 thousand by \$27 thousand.

Income Statement (\$000) – First Quarter 2006

Income	\$537
Expenses:	
Administration	\$54
Clubhouse	42
Gatehouse	22
Grounds	250
Utilities	116
Long Term Reserve Funding	<u>26</u>
Total Expenses	<u>\$510</u>
Net Income	<u>\$27</u>

Important Phone Numbers

Lake Charles Gate House 336-9824
 Adelphia 1-888-683-1000
 BellSouth 1-888-757-6500
 Florida Power & Light 287-5400
 St. Lucie West Services District 340-0220
 Waste Management 464-3100



Joan Hassler - President

Joan Hassler, originally from Brooklyn, NY, lived in South Jersey prior to moving to Lake Charles with husband Dave in 2002. She worked for a major insurance carrier in Philadelphia for over 25 years as Service Manager and Benefit Advisor. Joan is an active member of St. Bernadette's Church, St. Lucie West Elks Lodge, Polish American Social Club. Joan has served as co-chairperson for the Special Projects and Appeals Committee in Lake Charles.

**Meet the
New
Board of
Directors**



Jim Volpe - Vice-President

Jim and his wife Marlene are from Brooklyn, NY and also lived in Hopewell, NJ. Jim retired from the NYC Transit Authority where he was a motorman for 23 years. He served as Vice Chairman for the Transport Workers Union for 15 years. Jim and his wife have lived in Lake Charles for 4 years, and he has worked with the community patrol for 2 years.



Bill Reckerdres - Secretary

Bill Reckerdres is a retired New York City Police Sergeant. He and wife Barbara have lived in Lake Charles for 3 years having moved from Long Island, NY. He has designed computer programs for the NYC Police Department.



Bob Giesken - 2nd Vice-President

Bob Giesken has lived in Lake Charles for four years. He owned his own construction company in Cincinnati, Ohio for 50 years. Bob built homes and condos and developed many parcels of land. Bob served on the Gate Committee.



Paul McCaffrey - Treasurer

Paul McCaffrey is formerly from Rochester Hills, Michigan. Paul and his wife Deloris (Dee) have been Lake Charles residents since 1997. He retired from Ford's tractor group where he held various positions within the financial organization. At Lake Charles, Paul has chaired the Security and Gate Committee and served on the Beach Club Committee.

Our Gatekeepers



Bruce Furtado



Dick Sommer



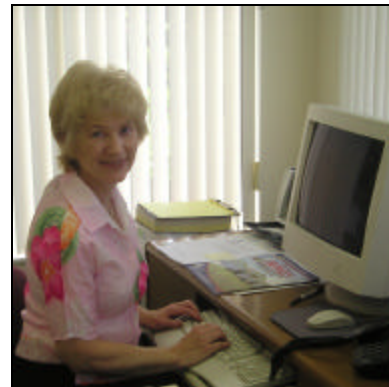
Darryl Law

**Bayshore Association Management
On Site Personnel**



Amy Law (Property Manager)

Amy has recently taken over as Property Manager for Lake Charles.



Kay Lynne McDougal (Administrative Asst.)

Kay Lynne is available at the Beach Club on Wednesdays from 9 A.M. to 12 Noon.



Roy Stackhouse

Roy is the on premises caretaker and handyman.

Expecting Visitors or a Delivery?

Call front gate **336-9824** when expecting visitors, tradesmen, or deliveries.



Tony Autorino

Tony Autorino and his wife Dolores have lived in Lake Charles eight years. He has been the primary liaison between the Board and Harbour Isles homeowners. Tony is a professional safety and operations engineer.

Beach Club Reminders

With summer school vacation quickly approaching and family and friends visiting it's important to remember that children age 12 and under must be accompanied by an adult when at the pool.



All residents and their guests are required to present a beach tag when requested. If you still don't have these you can get them from Kay Lynne at Bayshore Management or on Wednesdays when she is at the beach club office from 9 A.M. - 12 noon. Your guests especially need these tags to identify them as authorized, by you, to use the facilities. Remember the pool and beach club facilities are for residents and their guests only.

Board of Directors Meeting Schedule

Scheduled board meeting's are:

- June 15, 2006
 - August 17, 2006
 - October 19, 2006 - Budget Meeting
 - February 15, 2007 – Annual Members Meeting
- Directors special and workshop meetings will be scheduled as needed. Look for advance notice of meetings.

REMINDERS

about Lake Charles Rules

Dogs:

Dogs must be on a leash any time they are outside the house unless they are within your fenced in yard. Solid dog waste must be picked up. Dogs that make objectionable noise (i.e. barking) must be controlled.

Vehicles:

Vehicles must be parked without blocking the sidewalk. Vehicles cannot be parked on the lawn. Garage doors should be closed when no one is working in the garage.

Unlicensed Motorized scooters or skateboards are not allowed on LC roads or common areas.

No scooters, roller blades or skateboards are allowed on the tennis or basketball courts or around the pool area.

The maximum speed allowed in Lake Charles is 25 mph.

According to Sergeant Rod Dobler, of the PSL Police Department (in Discovery West), "Low speed limits in our communities are set for a reason. Speeding in residential areas is a major cause of bicycle and pedestrian fatalities".

Signs

For Sale/Open House signs may not be placed on common property. Unless approved by the Modifications Committee, signs are restricted to "Open House" and must be located only ON SITE of Unit being sold. Display of an Open House sign is limited to no more than 2 days per week between the hours of 1:00 P.M. to 5 P.M. The owner or broker must be physically present on the Unit property at all times during the Open House.

Garbage Collection

Garbage is collected on Wednesdays and Saturdays. Please, no garbage at curbside before late afternoon on the day before collection.

Yard Waste Collection

Yard waste is collected on Mondays. Please wait until late Sunday afternoon to place yard waste at curbside.

LAKE CHARLES ASSOCIATION, INC
**MINUTES OF THE BOARD OF
DIRECTORS MEETING**
Held on May 3, 2006 at the Lake Charles
Clubhouse

Convening:

President Joan Hassler called the meeting to order a 7:00 P.M.

Joan Hassler welcomed and thanked all attendees for their interest and participation and noted that committee sign-up sheets were available in the back of the room.

Pledge of Allegiance

Meeting posting:

Joan Hassler stated that all board members were present and notification to directors of this special meeting was made at least 72 hours before the time set for this meeting by personal delivery. Notice of this special meeting was posted in the clubhouse at least two days before the time set for this meeting, and a quorum of the board is present. Joan then introduced those persons at the directors' table:

Joan Hassler, President
Jim Volpe, Vice President
Paul McCaffrey, Secretary - Treasurer
Amy Law, Bayshore site manager
Elizabeth Bonan, Attorney for Lake Charles Association, Inc.
John Gallagher, Core Communities
Additional people joining the directors' table during the meeting were:
An attorney for Core Communities

Approval of minutes:

The minutes of the director's organizational meeting minutes of April 27, 2006 have been posted on the bulletin board of the beach club. Jim Volpe made a motion to accept as written the April 27, 2006 directors' organizational meeting minutes, seconded by Joan Hassler and passed with unanimous vote.

New Business:

The following directors were unanimously

appointed to fill two vacant positions on the board of directors, each position having a term of office that is scheduled to expire in February 2007.

- Bill Reckerdres, filling the unexpired term of Anthony Autorino
- Bob Giesken, filling the unexpired term of Karen Sweeney

Both candidates accepted the position and were seated on the board

Because two new members of the board had just been appointed, a vote for officer positions was held. The results of the election are as follows:

Joan Hassler - President
Jim Volpe - First Vice President
Bob Giesken - Second Vice President
Bill Reckerdres - Secretary
Paul McCaffrey - Treasurer

Directors were appointed to liaison with the following committees and Bayshore Association Management as follow:

Jim Volpe - Beach Club Committee, Paul McCaffrey - Landscape Committee and Bayshore Management, Bob Giesken - Harbour Isles and Modifications Committees, Bill Reckerdres - Violation, Security and Gate Package Committees and Joan Hassler - Special Projects and Public Relations

A motion to appoint Paul McCaffrey as the director liaison with Bayshore Management was made by Jim Volpe seconded by Bill Reckerdres and passed with unanimous vote.

Agenda Items:

Amy Law of Bayshore Management provided the following briefing:

- To be a premier community, members must be active and participate on community committees.
- The Harbour Isles roofing contract has been reviewed by our attorney. A separate roofing contract is applicable to the clubhouse and a supplemental claim to fix various ceilings throughout the clubhouse can be submitted to insurer. Only one bid was received for the roofing contract, as other requests were

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Minutes of May 3 (continued)

(Continued from page 6)

- unanswered. Members of the board will review contract, and requested a warranty be included in the contract. Directors will work with the association attorney to finalize any contract changes.
- . Tony Autorino, the Harbour Isles consultant liaison to the board was allowed to address the board regarding the roofing situation.
 - . The contract for exterior painting of Harbour Isles buildings has been signed. The location of the contract needs to be determined. Mr. McCaffrey wondered how a contract could be signed since the association did not yet have the funds to pay for the painting. A special assessment will have to be levied against Harbour Isles owners to pay for the painting with some use of the funds set aside in the reserve for painting Harbour Isles. A second quote was reported to have been received for the painting and the Board requested to see that quote.
 - . The city of Port Saint Lucie has requested to purchase Lake Charles Property to provide for an auto ramp to access I-95. A map was provided to directors indicating approximate location of ramp and property. The Board authorized Bayshore to recommend a property appraiser to establish the value of the land. Bayshore is also to get documentation from the city as to the particulars of the city request for property. It is assumed the city will pay for all costs associated with the purchase. The board decided to appoint Bob Giesken as liaison representative for the Cross-town Parkway project.
 - . A communications consultant's proposal to change our TV provider from Adelphia to Southern Bell was discussed. It was decided not to pursue such change and to stay with Adelphia whose contract is up for renewal in July 2006.
 - . Bayshore will provide directors with a listing of all contracts and provide expiration dates.

The schedule for regular board meeting's are scheduled as follows (third Thursday of the Month) with special meetings held as required.

- . June 15, 2006
- . August 17, 2006
- . October 19, 2006 - Budget for 2007 must be finalized and approved.
- . February 15, 2007 – Annual Meeting of Association Members with Election of 3 Directors

The board will be scheduling board and workshop meetings in addition to the quarterly meeting listed above.

All Lake Charles residents are encouraged to attend board and workshop meetings, which will be posted in advance.

A Lake Charles quarterly newsletter will be published by end of May. Alex Pawlukiewicz is editor and Don Heppe is production team leader.

A new violation procedure will be developed and put into effect. Changes in state law affect the procedure for levy and collection of fines for violation of association rules. A new violations committee is being formed. Residents are urged to sign up for this important committee.

Residents that have legal questions regarding Lake Charles should put them in the work order box in the clubhouse. The questions will be summarized and directors meeting will be scheduled so the association attorney can respond to these questions.

Financial Report:

Paul McCaffrey gave a financial review.
First Quarter Revenue equaled \$537,000
First Quarter Expenses equaled \$510,000
Net Income equaled \$27,000

Past due homeowner fees total \$24,000 including \$8,000 in bankruptcy. Of the remaining \$16,000, those over 90 days totaled \$5,000, those between 61 and 90 days totaled \$10,000 while those between 31 and 60 days total \$1,000. There are about 22 residents that have past due fees. Cable has been shut off at many residences' that have past due fees.

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Minutes of May 3 (continued)

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Resolutions and Motions:

The following resolution to achieve improved transparency between the board and homeowners were approved. Resolved:

1. The President shall detail meeting agendas so that agendas are informative.
2. At all Board meetings, the Secretary shall:
 - a. Take meeting minutes, and
 - b. List votes by individual director unless vote is unanimous.
3. The Secretary shall post initially approved board meeting minutes as follows:
 - . For workshop meetings - on bulletin board, web site, with synopsis in newsletter.
 - . For homeowner meetings - posted on bulletin board, web site, and in the newsletter.
4. Financial reports are available to homeowners at Bayshore Management. In addition, the Treasurer shall provide a summary of the Quarterly Balance Sheet and Quarterly Profit/Loss to be published in quarterly newsletter and made available in clubhouse for homeowner review.
5. Directors shall allow homeowners to speak at meetings as follows:
 - . Workshop meeting - before & after the meeting.
 - . Director meeting - after the meeting.
 - . Annual homeowners meeting - during meeting if advance notice given.

The following Motions were passed unanimously

- **Lake Charles Web Site – Motion by Joan Hassler, Second by Paul McCaffrey** A motion made to establish a web site for Lake Charles, to be controlled by the Lake Charles board of directors, at a cost of about \$20 to \$30 monthly.
- **Removal of Dead Trees – Motion by Paul McCaffrey, Second by Joan Hassler**
As a result of the hurricanes, dead trees and dead bushes are excessive in the natural preserves within Lake Charles. These dead

trees and bushes present a fire hazard and will attract insects and termites, which will eventually affect healthy timber and nearby structures. Also Brazilian pepper trees need to be removed. To minimize afore said hazards and remove Brazilian pepper trees, I make a motion to authorize spending up to a maximum to \$12,900 (a Sampson crew for three days) to remove dead trees and brush from the preserve areas in accordance with existing laws. The costs associated with this motion are within budget.

- **Patrol Guards – Motion by Paul McCaffrey, Second by Joan Hassler**
To protect Association property, assets, and provide security, the Association employs stationary and patrolling security guards and mans a gatehouse. Patrolling guards provide a deterrent to gate breakage at the Heatherwood gates and unwanted behavior especially around the pool and clubhouse. I make a motion to re-implement the patrolling guards as identified and included in the existing contract with Securitas and budgeted in the 2006 budget.

Access Agreement

John Gallagher from Core Communities requested the board to approve 2-month access agreement to certain lands owned by Lake Charles. The purpose of the access is to provide Core and Saint Lucie West Water District with access to lands (for inspection for purposes of compliance and removal of noxious plants) being used to mitigate use of wetlands in the construction of Saint Lucie West. Directors will work with the Association attorney to develop a mutually satisfactory agreement.

Meeting on Gate Package

A special meeting of directors is scheduled for May 10, 2006 (Wednesday) at 9:00 A.M. at the clubhouse to discuss and move forward with the gate package for Lake Charles.

There being no further business the meeting was adjourned at about 9:15 P.M.

Respectfully submitted,

Bill Reckerdres - Secretary

DRAFT
LAKE CHARLES ASSOCIATION, INC.
MINUTES OF THE BOARD OF
DIRECTORS MEETING

Held on May 10, 2006 at the Lake Charles Clubhouse

Convening:

President Joan Hassler called the meeting to order at 9:00 A.M.

Joan Hassler welcomed all and reminded residents of the no speaking during the meeting policy.

Pledge of Allegiance

Meeting posting:

Let the record show all board members are present and a notification to directors of this special meeting was made at least 72 hours before the time set for this meeting by personal delivery. Notice of this special meeting was posted in the clubhouse at least two days before the time set for this meeting, and a quorum of the board is present.

Seated at the directors' table are:

Joan Hassler – President
Jim Volpe – Vice President
Bob Giesken – Second Vice President
Bill Reckerdres – Secretary
Paul McCaffrey – Treasurer
Amy Law, Bayshore site manager

Welcome also to the LC Volunteers for the Security and Gates Committee.

Approval of minutes:

The minutes of the May 3, 2006 have been posted on the bulletin board of the beach club. Bob Giesken made a motion to accept as written the May 3, 2006 meeting minutes, seconded by Bill Reckerdres and passed with unanimous vote.

Old Business:

>Harbour Isles roofing:

Bob Giesken the board's liaison to Harbour Isles reported that there are definitely problems and that it is our duty to get them squared away. He is very confident that we will be able fix the problems that they are experiencing. It

will take time because our insurance company has not settled our claim. When the insurance company finishes up with their proposal we will be right on it.

>Status Harbour Isles painting:

Bob Giesken had no comment he had not seen any of the bids.

Joan Hassler commented that the painting of Harbour Isles wouldn't begin until after 1) contract is reviewed by Board and attorney, 2) Board meeting with Harbour Isles residents for special assessment and 3) after roofing is completed.

>Status and plans CORE – Property access agreement:

Paul McCaffrey commented that our attorney is looking at the proposal submitted by CORE for access to 7 of our wetlands. Our attorney has made a number of changes. We should have a proposal to review in about a week.

>Status – PSL to purchase property for I-95 ramp:

Amy Law gave each board member a folder from the City to look over. She has not contacted an appraiser. She wanted the board to review the proposal from the City first.

>Newsletter –

Alex Pawlukiewicz has the template for the newsletter worked out. Picture taking should be finished this week. We will be finalizing who will be writing the final articles. By next week we should be going to the printer.

Organize Violations Committee –

Bill Reckerdres, the board's liaison to the violation committee reported that the committee has not yet met. Amy from Bayshore, will be giving the board a sample of the violation letters to be sent along with a listing of proposed fines. This material will be reviewed by the board for any changes deemed necessary and then sent to our attorney for approval. After obtaining our attorney's approval with the letters and fines, a

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Minutes of May 10 (continued)

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meeting with the committee members will be scheduled to instruct them on procedures to follow.

Agenda for General Meeting with Attorney –

Paul McCaffrey wanted to remind everyone that if they have a legal question regarding Lake Charles they should write their question out and place it into the work order box in the clubhouse. We will accumulate them, submit them to the attorney. She will be asked to attend our meeting and be prepared to answer the questions.

Information to homeowners –

Web site –

Bill Reckerdres is in the process of setting up a web site for and controlled by the Lake Charles HOA, separate from the Bayshore Management web site. The board feels this will be an effective way to get information to homeowners. For those homeowners who do not have access to the Internet we will always have meeting minutes and announcements posted on the bulletin board in the clubhouse.

Natural preserve and hurricane cleanup –

Paul McCaffrey reported that there are some preserve areas within Lake Charles that they intend to remove dead trees and Brazilian Pepper trees. Bill Hayden of the SLW water district is scheduled to inform us from a legal standpoint what we can do or not do in the preserve area.

Reactivate Securitas patrols –

Paul McCaffrey reported on the status of the Securitas roving patrol. Securitas has been notified of the board's approval and have been given dates to conduct these roving patrols. These dates are confidential for obvious reasons.

Committee assignments –

There are a couple of committees that were not filled. There is a board member

assigned as liaison for each committee.

Special Projects, Cross-town Parkway - Joan Hassler

Joan indicated that we have a few people to start things going. It is important that we stay on top of these issues to make sure that our whole community, no matter where you live in Lake Charles, is protected. There is a board member assigned as liaison for each of the committees.

Beach Club - Jim Volpe

Informed the board that he met with some members of the Beach Club Committee. They discussed the shutting of the pool heater and complaints that the pool was cold, especially in the morning. It was decided that Amy will be instructed to have it turned back on until June 1st.

Security and Gate Package - Bill Reckerdres

A meeting with committee members on the Security and Gate Package will be held after today's board meeting.

A motion to close discussion on old business was made by Joan Hassler and seconded by Bob Giesken. The motion passed with unanimous vote.

New Business – Gate Package for Lake Charles (New gates, Access devices, Cameras, Lighting, Landscaping)

Paul McCaffrey provided the board with the following historical perspective regarding new gates for Lake Charles.

Background

General types of gates available: Estate type swing, lift arm rolling/sliding

Ballot for installation of swing gates
DEFEATED by Association members -May 2002

Establishment of Security Committee - February

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Minutes of May 10 (continued)

(Continued from page 10)

28, 2004 First Gate Sub Committee (Gates Only) - February 28, 2004

Final Report of First Gate Committee - May 2004

Second Gate Sub Committee - Expanded to include additional security features - May 2004

Second gate Sub Committee Final Report - September 14, 2004

Contract for hybrid lift arm gate being negotiated by board of directors - October 2004

Board Resolution passed for lift arm gate - January 2004

New people takeover the Board of Directors - February 2005

Association members VOTE FOR lift arm gate - April 2005 (851 Yea Votes = Over 75%)

Campaign Against Lift Arm Gates (Rumors, False Statements, and Contradictions)

New estimates received for swing arm gates - various dates

New people takeover the Board of Directors - May 3, 2006

Findings of Second Gate Subcommittee

GATES

From a security/cost standpoint, a lift arm gate is superior to swing type gate

Swing type gates will be a general inconvenience due to their slow operation

Due to high volume traffic, swing type gates will experience more maintenance than lift arm gates

Swing type gates will require more off site repairs taking days to repair.

No gate will be in place during the time swing gates are out for repair.

ACCESS DEVICES

New access devices ("clickers"), having secure codes and ability to record, were proposed.

Other types of secure access devices are available (e.g., transponder activated, bar code readers, and proximity cards)

The sub committee recommended moving the front gate telephone access pad away from gatehouse.

- The board proposed moving the front gates Southward from the gatehouse to island beyond the turnaround behind (South) of the gatehouse.

CAMERAS, LIGHTING AND LANDSCAPING

The second gate sub committee recommended cameras, lighting and associated landscaping.

Initial contract proposal from FDC (old Florida Door Corporation - Melbourne)

\$40,417 Includes

- Five Barrier Gates (Lift Arm) - Magnetic Automation Corp., Rockledge, FL.
- New Telephone Entry Keypad and System
- Proximity Card Access System - Back and Front Gate (Add \$3.50 ea. for cards)
- Does not include electrical, clickers, permits, camera's, lighting, landscaping.

Note: Magnetic Automation Corp licenses Complete Access Control of Jupiter

Complete Access Control installs cameras, card reader, and telephone access and has provided quotes for swing gates plus these added features.

Directors negotiated contract for hybrid gate from FDC

\$262,260 Includes:

- Five Hybrid gates with 2400 single button clickers
- New Telephone entry key pad and system
- Two Entry Proximity Card Access System with 2400 Access Cards
- Does not include camera's, permits, landscaping. Inclusion of record keeping system is not clear.

Note:

PGA Reserve is using a lift arm gate with what they call a sally system to prevent tailgaters. This system provides two gates to go through. Your vehicle passes through one gate, which closes behind, and a second gate has to open to let you proceed in.

Alternative Lift Gate

Access Controls International (not a gate manufacturer) in New Jersey sells a lift gate with styles like estate swing gates.

However, the company has no representative in this area and is not willing to do more than sell the gate.

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FDC declined to quote on installation of the ACI gate at Lake Charles.

BOARD DISCUSSION:

Discussion and Decision on type, Features and Style of Gates

After discussion of style and type of gates preferred a motion to install a lift arm style gate was made by Paul McCaffrey and seconded by Bob Giesken. The motion passed with unanimous vote.

Discussion and Decision on location of Gates

After discussion on the location of the gates a motion was made by Joan Hassler to have the gates installed in the same location they are presently and moving the keypad back so that the keypad does not interfere with traffic. Seconded by Bob Giesken. The motion passed with unanimous vote. This motion does not preclude the gate committee from suggesting other alternatives.

Discussion and Decision on Homeowners' Primary access Device

After discussion on homeowners' primary access device a motion was made by Paul McCaffrey to have a bar code system for the primary access device. Seconded by Jim Volpe. The motion passed with unanimous vote.

Discussion and Decision on Homeowners' Secondary Access Device

After discussion on homeowners' secondary access device the board decided to have the gate committee investigate proximity cards or clicker type devices and make recommendations to the board.

Discussion and Decision on Telephone Access Device to Allow Visitors Entry

Currently our system is based on Windows95 operating system software. Microsoft no longer supports this system. With our new gate package it may be necessary to upgrade our telephone

access system. Regarding updating the telephone access system already in place the board made no decision. The gate committee will be asked to investigate this subject.

Discussion and Decision on Cameras

After discussion on the installation of cameras a motion to have cameras installed as part of the gate package was made by Paul McCaffrey and seconded by Jim Volpe. The motion passed with unanimous vote.

Discussion and Decision on Lighting

Joan Hassler suggested to the board that FPL be asked to give us a proposal to provide lighting at our gates. Any lighting by the gates will have to be compatible with the camera system we have installed. The board made no decision on lighting. The gate committee will be asked to make recommendations.

Discussion and Decision on Landscaping

This decision will be made after a gate package is selected.

Discussion and Decision on to pursue a Specific Contract Proposal

The board encouraged the gate committee to get proposals from primarily Florida based companies. Paul McCaffrey suggests contacting Complete Access Controls of Jupiter. He felt they could provide us with a complete package. The Gate Committee is free to contact any company they feel can do the job. The board has a book, which will be made available to the committee that has proposals that the board received from various gate companies.

These guidelines are made by the board to give the committee direction. The gate committee is urged to get this information as soon as possible. The homeowners have been waiting a long time for new gates.

Discussion and Decision on Presentation of Gate Package Proposal to Homeowners

Once a final gate design package is agreed upon a presentation will be made to the homeowners at

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an open board meeting. Previous board members did a tremendous amount of work trying to get a gate package together. The new board wants to insure everyone that this is a priority in our plan for the community.

Amy Law wanted to remind the board that any gate proposal should take into consideration future gate repairs and maintenance.

Joan Hassler made a motion to close the meeting, seconded by Jim Volpe. The motion passed with unanimous vote. There being no further business the meeting was adjourned at about 10 AM

Respectfully submitted,

Bill Reckerdres - Secretary

Irrigation 101 for Homeowners

Unless you reside in Harbour Isles, the sprinklers on your property are your responsibility? They require periodic maintenance that you can do yourself or contract an irrigation specialist to do them for you.

Some typical maintenance items are:

- Cleaning the main filter
- Cleaning the sprinkler head filters
- Adjusting the spray arc and distance



And don't forget to reset your sprinkler timer when you change your clocks or after a power outage.

Make sure the timer is set to the correct day and time. The on/off pins are set by SLWSD and should not be changed.

No repairs are made at the expense of the Homeowners Association. The Association cares for the common ground irrigation only. The fee you pay to Services District for irrigation water is for the service regardless of how much water is used.

Irrigation issues flood PSL with anger

By HILLARY COPSEY - May 17, 2006

PORT ST. LUCIE NEWS - St. Lucie West irrigation problems are drowning plants, parching lawns and irritating residents.

Several residents complained about the irrigation system's lack of pressure and reduced watering time Tuesday at a district meeting. Supervisors acknowledged the problems but said there was little they could do about them.

Weeks of dry weather have lowered water levels in St. Lucie West's lakes, which supply about 75 percent of the 4 million gallons of irrigation water needed daily. District supervisors planned to increase the supply of irrigation water by using the shallow wells abandoned during the \$12 million expansion of the water treatment plant.

However, the state Department of Environmental Protection has not approved the plan. In the meantime, the district reduced residents' irrigation time to two, 30-minute sessions a week. The district's irrigation supply ran dry last year.

"We may even run out of water again this year," District Chairman Joe Teneriello said.

Residents also are upset about water wasted by sprinklers malfunctioning because of low pressure. Weak sprinklers are drowning the plants around them while the rest of the lawn dries to a crispy brown, resident Sue Snyder said.

Lowered lake levels cause the low pressure, Superintendent Bill Hayden said.

"When we lose a lake, we lose two pumps," Hayden said. "We just don't have the capacity. A lot of it, too, is misuse of the system."

Both residents and officials chastised renegade waterers who use the irrigation system outside of their scheduled time. Hayden said the district has caught more than 100 irrigation violators, fining repeat offenders up to \$100.

From the City of Port St. Lucie website dated:
February 17, 2006.

City Council starts construction of Crosstown Parkway

After years of hoping, waiting and planning, the City of Port St. Lucie broke ground today to begin construction of the city's long-awaited Crosstown Parkway.

The event marked the beginning of a 3-to-5 year project that will ultimately connect the east and west sides of the city with a 6-lane roadway that has been discussed since the 1970s, but was never a reality until now.

As the city's third road to cross the Florida Turnpike and eventually the St. Lucie River, the Crosstown Parkway is expected to provide substantial relief to the congestion now experienced on Prima Vista and Port St. Lucie boulevards. More than 60,000 vehicles a day will use the parkway once it's opened.

Last year, 89 percent of voters approved a financing plan that was designed to speed up construction of the road. The plan got more public support in that election than any other similar project ever in Florida.

Completion of the road from I-95 to Floresta Drive is expected in 2009. A bridge over the St. Lucie River connecting to U.S. Highway 1 will be complete within a couple of years after that, depending on various state-level approvals and research.

With a wide median, pedestrian paths along both sides and few intersections, the parkway will be a benefit to cars, bikes and the surrounding communities as well.

For more information about the new road, call the city's Engineering Department at 871-5177 or go to the website for the City of Port St. Lucie <http://www.cityofpsl.com>

From the City of Port St. Lucie website Crosstown Parkway Schedule

Crosstown Parkway/West Virginia Corridor – 2nd Segment

* This is the surveying, engineering, design, permitting and bidding of Segment 2. This segment runs from Bayshore Boulevard to Floresta Drive.

* Estimated design completion date is October 2006.

Crosstown Parkway/West Virginia Corridor – 3rd Segment

* This is the surveying, engineering, design, inspection and construction of the first phase of the project, which is also known as the Bridge over Florida's Turnpike. This segment runs from Bayshore Boulevard to Cashmere Boulevard and includes an interconnection at Cameo Boulevard and the schools.

* Estimated construction completion date is January 2008.

Crosstown Parkway/West Virginia Corridor – 4th Segment

* This is the surveying, engineering, design, permitting and bidding of Segment 4. This segment runs from the proposed Interchange at I-95 to Cashmere Boulevard.

* Estimated design completion date is October 2006.

I-95/Crosstown Parkway Interchange – IJR

* Working with an Engineering Consultant (Keith and Schnars, Inc.) to perform an Interchange Justification Report (IJR) and Project Development & Environmental (PD&E), for a potential Interchange at Interstate 95 and Crosstown Parkway.

* Estimated IJR completion date is June 2006.

* Estimated PD&E completion date is April 2006.

* Estimated design completion date is October 2006.

(Continued on page 15)

Crosstown Parkway Schedule

(Continued from page 14)

PGA – Int. to I-95

* Per the conditions of the PGA DRI (Development of Regional Impact), the developer is required to widen St. Lucie West Boulevard to a 6-lane divided facility from Commerce Parkway (the traffic circle) to Peacock Boulevard. This includes the widening of the existing bridge to 3-lanes, the construction of a 3-lane bridge, turn lanes and traffic signals.

SLW to ask city to run utility

The St. Lucie West Services District plans to ask the city to take over its management.

The proposal

- The city of Port St. Lucie would manage the water utility for the St. Lucie West Services District.
- The services district would continue to elect its own board.
- The district would run the irrigation and storm water systems.
- The district would be responsible for its \$48 million debt.
- What's next: The district and City Council must negotiate a formal agreement.

New Additions in SLW

The new Superplay USA Family Entertainment Center on NW Courtyard Circle opened recently. This facility features 48 lanes of bowling, laser tag, miniature golf, batting cages and arcade games. As of our visit on April 28th they were still putting finishing touches on some of the facilities. Under construction are an R.J. Gators restaurant and a Cold Stone Creamery shop.

Just outside our main gate are the West End Grill (owned and operated by Nancy and Steve Huszar - residents of our community) a Lake Charles staple while the newly opened Camille's offers pickup counter service featuring wraps, salads and sandwiches.

Further down the boulevard are the new KFC and Taco Bell with an Arby's under construction.

From the City of Port St. Lucie website dated: May 2, 2006

PSL Launches New TV Show

The City of Port St. Lucie has launched a new weekly TV magazine show called "PSLiving". The 30-minute program features a short recap of the most recent City Council meeting, updates on city programs and services, interviews with community leaders and department officials, a special event calendar and more. This week's episode features: Recap of the April 24th City Council meeting. Features on the Police Department's Juvenile Justice program and the Utility Department's wastewater grinder system. Events calendar consisting of free law seminars and the St. Lucie Mets home schedule for May. "PSLiving" is broadcast to Port St. Lucie citizens on the city's government cable TV channel called PSL TV20 which is seen by Adelphia and Hometown cable subscribers. The program is shown everyday at 7:00 a.m. and 7:00 p.m., with a new episode every Thursday night. Wayne Larson, Communications Director and host/producer of the show, said, "We are excited about this opportunity to deliver city news to our citizens in this entertaining and informational format." The popularity of the show has grown, as city staff is booking guests weeks in advance. Future plans for "PSLiving" include adding regular features on medical/fitness tips from local health professionals.

Entry Gate at Lake Charles

At the guard gate, in the black box, you will find your name and a 4 digit number in the directory. When the 4 digit number is pushed, it will ring your home phone. If you **do** want the person to enter, press number 6 on your telephone keypad. This ends your conversation and opens the gate. If you **do not** want the person to enter, hang up your phone.

Make sure you have registered for programming at the entry gate or your guests will not be able to enter if the guard is not on duty. Have your guests use the entrance off St. Lucie West Blvd. All household members, including children, should be instructed in the proper usage of this system.



Beach Club Committee



Beach Club Committee Members

Front row (left to right) Ed Wood, Ken Lowe (Chairman), and Douglas Peterson

Back row (left to right) Dick Sterne, Lois Nappi, Helen Tator, Ellie Packer, and Fran Peterson. Missing from picture: Dorothy Welsh and Barbara Rosmarin

The Beach Club and Pool at Lake Charles is the center of attraction to the community. It was the highlight of the brochures that enticed the prospective buyer to this area. The Home Owners Association recognizing this asked the Beach Club Committee to "Monitor the facilities on the Beach Club Island and provide input on those facilities needing maintenance, replacement and/or enhancement." The facilities include the Club House, the Pool, Tennis Courts, Shuffle Board Court and Basketball Court. This includes the grounds and the plants therein as well as the furnishings and equipment necessary for its operation. The Beach Club Committee over the years has met this responsibility and has maintained the island to remain the attraction and functional facility that it was intended to provide.

Call Before You Dig

One call does it all! Electric, phone, cable, gas. Call Sunshine before digging at 1-800-432-4770 Visit their website for more information at: <http://www.callsunshine.com/corp>



Community Watch



Chairman: Alex Pawlukiewicz

Community Watch is a volunteer group of Lake Charles residents that perform gate monitoring and random patrols in the community to discourage crime, trespassing and speeding. Our efforts are coordinated with the Port St. Lucie Police Department. Through our vehicle signage, uniformed and visible presence, we deter unfavorable activities in our community.

The Lake Charles Community Watch group is seeking new members. We love our community and want to keep it safe for all residents. If you feel the same, why not consider joining our program.

We encourage all residents to get involved. All we ask is at least two hours a month of your time. Our group meets on the first Monday of each month at 7:00 P.M. in the clubhouse. Start now by attending our next meeting .

If you would like further information please respond to: LCCWatch@bellsouth.net
Or call: Alex at 873-6822

Joggers and Bicyclists

We care about you. It's difficult to see you in the early morning and evening hours. Reflective clothing and devices help motorists see you and dark clothing hinders them. Bicyclists should have lights on after dark.

LAKE CHARLES MODIFICATIONS GUIDELINES



Modifications Committee

Submit an application for approval to modifications committee in advance of any significant additions/modifications to property or house exterior. Failure to submit an application could result in removing or redoing change.

Applications are available in clubhouse, the Lake Charles Web site, and from Bayshore. Completed applications may be submitted to Bayshore or deposited in mailbox inside clubhouse. Please provide as much information on application as possible to speed up process.

Modification meetings are held on Wednesdays at 9:30 am in the clubhouse as long as there are applications to review. Residents are welcome to attend. Contact a committee member to see if there will be a meeting.

Changes that require application include pools, fences, landscaping, curbing, house painting (if changing existing color), roof, sidewalks, driveways, screen enclosures, docks, storm shutters, generators, play equipment, solar heaters or any structural modifications to existing home (e.g., lanai made into room, brick patio, screening on lanai or loggia (entrance to home)).

Pools

Must stay within 5 feet of property line, enclosed with screen cage or fence (see fence guidelines). Application must include drawings of property and a check for \$500 (not cashed held in escrow) made out to Bayshore. Check held until construction is completed and property is restored to pre-construction conditions. Committee member will inspect property and then check will be returned.

Fences

Must be minimum 4 feet tall, max 5 feet tall. Made of aluminum. White, black or bronze.



Modifications Committee Members

(Left to right) Barbara Reckerdres, Bill Hagensick, Helen Tator - Chairwoman, and Don Brown

Missing from picture: Kathy Koning

Style will be approved by modifications committee. Fences surrounding backyard must be inside homeowners property by 5 feet. Mowing will not be provided inside fenced area by lawn company. Fence must not extend past the width of home.

Landscaping

Submit drawings with placement of plants, trees. List of approved species available at clubhouse or modifications committee.

Concrete landscape curbing or brick curbing

There are 7 approved colors from Kwik Curb. If you choose another vendor you can select a color from the color chart available at clubhouse office or modifications committee.

Wanted

We need people to help publish and package this newsletter. If you have publishing experience we'd love to hear from you.

Contact: Alex at 873-6822 or e-mail to
LCNewsletter@bellsouth.net

Violations Committee



Violations Committee Members

Front row (left to right): Charlotte Schwind, Chris Ricigliano, and June Baird

Back row: (left to right) Diane Cunningham, Tony Iaquinto, Teri Rosenberg, Ellie Packer, and Bill Reckerdres (Board Liaison).

Missing from picture: Cal Berry, Ron Demattis, Louise Michael, and Ann Russo

Main Features of New Violation Procedure

The Violations Committee is finalizing a procedure for Lake Charles that will include provisions included in Florida Statutes (720.305). Homeowner associations have historically experienced delays in enforcement of rules and regulations. The State Legislature enacted laws that are intended to allow a shorter time to achieve enforcement. Specifically, within limitations, a fine may be levied on the basis of each day of a continuing violation with a single notice and opportunity for hearing. In any action to recover a fine, the prevailing party is entitled to collect its reasonable attorney's fees and costs from the non-prevailing party as determined by the court. Advance notice shall be provided to members before implementation of the new procedure.

Hurricane Shutters

Storm Shutters are not to be used for security. Shutters can be used for up to 21 days concurrently. Bayshore Management must be notified in writing, in advance.

Landscape Committee



Landscape Committee Members

(Left to right) Jane Cox, Nancy Allen, Stephanie Cassidy, Judy Brown, and Bob Milham.

Missing from picture: Ingeborg Lee

Landscape committee is developing a final proposal for landscaping, lighting and irrigation for the area along Saint Lucie West Blvd. Their proposal is being based on an architectural landscape drawing that was prepared for Lake Charles in October 2005. In addition, a proposal will be made for the small areas near the steps leading to the platform that extends into the ponds where our fountains are located.

Other Committees

Committees needing additional volunteers and getting organized include:

- . Special Projects
- . Public relations
- . Harbour Isles
- . Crosstown Parkway

These committees will be included in future editions of the newsletter.

Board Liaison to Committees

Beach Club Committee - Jim Volpe
Harbour Isles - Bob Giesken
Landscape Committee - Paul McCaffrey
Modifications Committee - Bob Giesken
Public Relations - Joan Hassler
Security and Gate Package Committee - Bill Reckerdres
Special Projects - Joan Hassler
Violation Committee - Bill Reckerdres



Security and Gate Committee



Security and Gate Committee Members

Front row (left to right): Kevin Postal (Chairman), Dick Hinds, Carmine Ripa, and Bill Reckerdres (Board Liaison).

Back row (left to right): Don Brown, Bill Hagensick, Alex Pawlukiewicz, Tony Iaquinto, and Rosemary Dorko

At the Board of Director's meeting held on May 10, 2006 the board gave the new Security and Gate Committee specific guidelines to follow for a complete gate package proposal. They were supplied with all proposals gathered by previous committees. After the board meeting, the Security and Gate Committee held an organizational meeting and selected Kevin Postal as it's chairperson. Once a final gate design package is provided to the board and agreed upon, a presentation will be made to the homeowners at an open board meeting. Previous board members did a tremendous amount of work trying to get a gate package together. The new board wants to assure everyone that this is a priority matter in our plan for the community

Lake Charles Web Site **www.LakeCharlesSLW.com**

Visit our new web site for the latest information about our wonderful Lake Charles community.

- View this newsletter in color
- Read past issues of the newsletter
- Check out recent and upcoming activities
- See what's happening at the clubhouse.
- And much more



Newsletter Staff



Newsletter Staff

Front row (left to right) Alice Facsko, Pat Heppe, and Lottie Wilson

Back row (left to right) Ed Facsko, Don Heppe, and Alex Pawlukiewicz

The Lake Charles Newsletter is under new management and we hope to maintain the fine reputation that has been earned over the past years. We are all resident volunteers trying our best to make this a meaningful publication for our homeowner's.

Clubhouse Activities

Monday	1:00-5:00	Rummy
Tuesday	9:00-11:00	Art Club
	1:00-5:00	Mah-Jongg
	7:00 PM	Mexican Train
Wednesday	12:00- 4:30	Bridge
Thursday	1:00-5:00	Mah-Jongg
	7:00 PM	Poker
Friday	10:00-12:00	Needlepoint
Daily	9:00 AM	Water Aerobics
Third Wednesday of the month:		
	7:00 PM	Bunco

The Lake Charles Newsletter
550 SW Beach Club Drive
Saint Lucie West, FL 34986

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Lake Charles Newsletter
A PUBLICATION BROUGHT TO YOU BY:
THE LAKE CHARLES BOARD OF DIRECTORS

**STAY UP TO DATE
ON THE LATEST LAKE CHARLES HAPPENINGS:**

- Visit the Lake Charles web site www.LakeCharlesSLW.com
- Make sure Bayshore Property Management has your current mailing address.