

## Arbor Lake II General Information (April 11, 2022)

1. Arbor Lakes II consists of two buildings with eight units each, 5712 and 5716 Foxlake Drive.
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. There are 9 boat slips available for lease for a yearly fee of \$600.00 at the current time. Each resident receives a 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, which are attached. 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 9 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 3<sup>rd</sup> Wednesday of every month at 6pm and notices are posted on community bulletin boards. There is a Master Calendar located on [www.compassrosemanagement.com](http://www.compassrosemanagement.com). Click on “resources”, then “Foxmoor Calendar” and then click on “Calendars” in the left margin. There is also an information blast email that is sent out as needed with Foxmoor Lakes announcements. Email Charlene McCarney at the following: [foxmoorlakes@gmail.com](mailto:foxmoorlakes@gmail.com) to get on the list.
6. In addition to Premier Management Arbor Lakes II is managed by a volunteer board of directors. The board typically meets on the 2<sup>nd</sup> Tuesday of each month at 4pm 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 23<sup>rd</sup>, 2022 are:

President – Chuck Weliever (812) 240-2378 [Ceweliever\\_24480@frontier.com](mailto:Ceweliever_24480@frontier.com)

Vice-President -Joetta King (606) 782-1861 [grannyjoetta@gmail.com](mailto:grannyjoetta@gmail.com)

Secretary-Mark Hanni- [attymarkhanni@gmail.com](mailto:attymarkhanni@gmail.com)

Treasurer-Sue Wisney (989)370-2529 [suewisney@hotmail.com](mailto:suewisney@hotmail.com)

7. Each resident has exclusive use of one parking space which is assigned at closing. A parking sticker, which is available from Premier Management, must be displayed on the lower left-hand back bumper or lower left-hand back window. A unit resident may apply for a second decal for one additional vehicle, which is subject to Board approval. The 2<sup>nd</sup> vehicle uses a guest space on a first-come, first-served basis. Residents are limited to a total of 2 vehicles due to limited parking spaces.

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 Premier Management or the Association President. **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. 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 all of Foxmoor Lakes twice a day 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. 5716 and 5712 boxes are on the right side of the structure.

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.

11. Leasing of units is permitted for a minimum of 3 months. Everyone that is not in the owners immediate family (child, parent, sibling) must fill out an application with Premier and pay the fees for a background check . Anyone leasing must register with Premier CAM, and also obtain a parking pass. Please call them at (239)217-6599.

12. **Our bylaws, budget, minutes and other documents are available on the Premier web page at [www.premiercams.net](http://www.premiercams.net).** Click on “Communities” then “Arbor Lakes II”. You will need to register with a password to view these documents.

13. Please don't hesitate to contact a board member if you have any concerns, questions or suggestions. Thank you.