

## Arbor Lake II General Information (November 1, 2023)

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 18. Currently these are picked up on Thursday mornings. Any item too large for the dumpster must be placed outside the fence and 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 the garbage dumpster, 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. The mailing address is PO Box 152047, Cape Coral, FL 33915  
Phone: (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 3<sup>rd</sup> Wednesday of every month at 6pm, 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 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 November 1<sup>st</sup>, 2023 (election held at February Annual Meeting)

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

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

Director-Karen Cristiano [karencr@verizon.net](mailto:karencr@verizon.net)

Director-Mark Hanni

Director-Peter Polando

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**, 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 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.

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. 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. 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. Prospective new owners must fill out an Occupancy Application available from Premier or on the web site. Applications must be approved by the board.

12. Leasing of units is permitted for a minimum of **3 months**. Anyone 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 . Immediate family members, however, must still register by emailing name, address, phone number, length of stay and vehicle information to Premier CAM or to our President, so we know who is staying in the units. Lease or Sale applications are also available on the web site at [www.premiercams.net](http://www.premiercams.net).

13. **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. 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.