

# LAKESIDE VIEWS

June 2023 ~ Volume 12, #1



## Hurricane Ian (#3 to hit Lakeside)



On September 28, 2022, Hurricane Ian struck Lakeside and the surrounding area with an intensity of Category 4. Year round residents described the event as “unbelievable”. Rampart Blvd. was flooded as was the entrance to Lakeside. The strong winds and



heavy rains, while not lifting any plywood from the roofs, nonetheless damaged hip shingles, entered and destroyed sections of soffits in many units, tore down gutters, ripped lanais, downed the boundary fencing, uprooted many palm trees and bent the flagpole. Many units experienced water damage while others had none. Some have to be completely rebuilt, though not as many as with Hurricane Charley in 2004. Ian was the third hurricane to hit Lakeside. Previous hurricanes were Charley in 2004 and Irma in 2017. As of this writing, damage from Ian has not been repaired, pending an attorney sought settlement from the insurance company. It was only in 2021 that the last buildings were re-roofed from Hurricane Irma (8 Villas and the Clubhouse) after receipt of a final settlement from our insurance carrier. If it is determined that the seals have been broken between the asphalt roof shingles, thus voiding their warranty, then all roofs will, once again, have to be re-shingled. The cost to do all repairs is projected to be in excess of one million dollars.



## Annual Meeting

The Annual Meeting of the Lakeside Condominium Association was held on the morning of February 11th in the Clubhouse. A quorum of owners was present either in person or via ZOOM. A presentation was given on the Charlotte County EMS “Red Dot” program by Jeff Morse, resident of 1601. This was followed by a Q&A session with representatives of Triton regarding progress on repairs caused by Hurricane Ian. Other questions from owners were fielded regarding overgrowth of grass at the edges of the asphalt and where funds would be taken from to replace damaged palm trees and bushes not covered by insurance. Following this the election of Directors (5) and adoption of the proposed 2023 budget of \$290,000 occurred. Two items seeking approval, waving financial review by a CPA firm and allowing renters and guests of owners to have dogs, were both voted down by owners. It was noted that complaints must be written and submitted either to a Director or Brenda.

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### Board of Directors

Pres.: Rich Bielawiec ~ bielawiec25275@comcast.net

V.P.: Dee Powell ~ deede8651@yahoo.com

Treas.: Mary Liz MacNeil ~ geegeeml@aol.com

Secy.: Pat Salley ~ patsalley@icloud.com

Director: Rick Willis ~ bigdaddy129@comcast.net

### Association Manager

Brenda Binder, 1st Choice Condo Mgmt. Assoc.

### Newsletter & Website

John Follas (701) - Creator, Designer & Editor

Carroll Beegan Follas (701) - Associate Editor

Website: [www.lakesidefl.org](http://www.lakesidefl.org)

Facebook: Lakeside Condo Group

## Lakeside Family That We Lost March 2022 — March 2023



Richard Busher - 302



Louis Poppenwimer - 403



Richard McDermott - 402



Lorna Flaherty - 901



Angus & Mary Watson - 1302



Rick George - 1604



Adeline "Addie" Costanzo - 1402

## New Unit Owners

*Please extend a warm Lakeside welcome* to the following new owners (when you see them) who purchased or acquired their unit between March 2022 and June 2023:

**1207** ~ Gerald & Tascha Conn - FL

**1706** ~ Charles & Robin Metz - OH

**1305** ~ Allan Seals - FL

**1801** ~ John Yurchis - FL

**1402** ~ Diane LaRochelle - ME

**1502** ~ Tim Gross & Mariana Albright - FL

**1705** ~ Manuel & Eve Gouveia - CT



## New Board Member ~ Dee Powell (VP)

Dee (Darlene) Powell (101) was elected to the Board of Directors at the 2023 Annual Meeting in February, and subsequently to the position of Vice President by other Board members at the organizational meeting following the Annual Meeting. Dee lives year round now in the unit that her mother Connie (and father Neal) seasonally did for 29 years. Regrettably, Connie passed away in July of 2021. Dee was raised in Taylor, MI, has a son David and a daughter Candy who both live in MI. She has 2 grandsons, 1 granddaughter and 2 great grandsons! Dee has 3 sisters whose names also begin with "D"! Dee enjoys golf, and made a hole-in-one at King's Gate in 2020! In her early years she owned a race car, and sometimes drove it! She also owned a racing boat and a classic 1975 Triumph Bonneville motorcycle. Lakeside is indeed fortunate to have Dee on the BOD.



## Retired BOD Member ~ Carolyn Hummel (VP)

After 3 years on the Board of Directors, serving 2 years as Vice President, Carolyn Hummel (1904) has decided to pass the baton to another owner. Fortunately for Lakeside, Carolyn continues to be active with the Landscape and Social committees. She Chaired the BOD in 2022 during the temporary absence of President Rich Beilawiec due to health issues. When not at Lakeside, Carolyn keeps very busy with her grandchildren. Thank you, Carolyn, for your time, energy, ideas and sincere interest in serving your fellow owners.



## Party Time at Lakeside

Our Social Committee set about resuming a full plate of events for unit owners this year with the following activities: Welcome Back (Jan.), Yard Sale (Mar.) Farewell (Mar.). It is reported that all who attended enjoyed the festivities! Musical entertainment for the Welcome Back and Farewell parties was provided by local band "Cat Two Hurricane", which resident Joan Klobuchar (1502) occasionally plays guitar in!

## Financial News

- The 2023 budget that was adopted at the February 11th Annual Meeting is \$290,000.
- The quarterly Maintenance Fee per unit in 2023 is \$625, a \$25/qtr. increase from 2022.
- Reserve Account balances as of Dec. 31, 2022 were as follows:
  - Roofing: \$300,411      • Paving: \$90,392      • Painting: \$89,432
  - Pool: \$18,060      • Betterments: **(\$2,049)**      • Maintenance: \$30,161
- Hurricane "Irma" Insurance Remainder Fund at the end of 2022: \$47,246.17.
- Hurricane "Ian" expenses accrued in 2022 were: **(\$108,903.23)**. (from Reserves)
- The Condo Assoc. was \$1,010 over budget in 2022. The deficit was paid out of the prior year net income/loss. The principal over budget items were:
  - Lift Station (due to replacement of the pump)
  - Building Maintenance (several leaks within units and replacement of the Club-house doors)
  - Insurance (renewal rates were higher than projected)
- Bank account balances at the end of 2022 were as follows:
  - Centennial NOW Account: \$153,522.91
  - Centennial Money Market Account: \$3,083.26
  - Synovus Commercial Money Market Account: \$1,385.95
  - Synovus CD (matures June 2023): \$165,202.54
  - Suncoast Credit Union CD (matures March 2023): \$82,101.57



## Real Estate Values

Recent listings of units in Lakeside and Lakeshore seem to be running in the +/- \$200,000 range, notwithstanding hurricane Ian! Units in good condition, with updated appliances and interiors, are tending to move fairly quickly. So, if you see someone different in the unit next to you when you return, please give them a warm Lakeside welcome! Lakeside Views attempts to keep track of new owners, with input from existing owners and 1st Choice, but sometimes we may miss a listing (see pg. 2).



## Water, Water Everywhere

So far this year with one exception, water usage, including the pool, has been similar to previous years, trending downward. The one exception was a broken line after the meter near the 1600 building last December. That took a while to get repaired. Our buried water lines are now more than 35 years old. Over the past 5 years usage has been just under or just over 2 million gallons per year. Despite that encouraging news, the Water & Sewer rates for Charlotte County Utilities continue to increase, annually, which has been challenging when it comes to setting the budget for a year.

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**JUNE 2023 NEWSLETTER**

**Sunseeker Resort**

After many ups and downs, including hurricane Ian, the Sunseeker Resort in Charlotte Harbor is scheduled to start receiving guests in October 2023. This “resort” property, which is owned by Allegiant Airlines, has been on the drawing boards for years, and covers 22 waterfront acres on the bank of the Peace River alongside the Tamiami Trail. An early configuration included a pedestrian bridge across US 41 which connected to additional units and waterfront activities. There will be 785 rooms and suites for booking with daily rates starting at \$300. 7 themed restaurants and bars along with a food hall containing 11 specialty food facilities will satisfy most patron’s gastronomic requirements. A 7,100 sq. ft. fitness center will help keep guests fit. 2 large pools are onsite along with a huge parking garage. Offsite, guests will be able to play golf at the rebuilt Kingsway 18 hole golf course in Lake Suzy, now called the Aileron Golf Club.

