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July • 2022

Issue 5 46th Year

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Lake Seminole Resort

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LakeSeminoleResort.ORG

Editor: Donna Capotosto

Please email LSR bulletin@hotmail.com with the subject line: LSR Bulletin; phone 727-735-4712

Email private event calendar items to: edbirmingham@gmail.com
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Lasereno, Inc. dba Lake Seminole Resort Board of Directors

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Visit Our Website - <u>www.lakeseminoleresort.org</u>

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We're also on NextDoor: www.nextdoor.com/join - Code: MRRKZJ

Mission Statement

Lake Seminole Resort is a vibrant resident owned 55+ community with opportunities for all to live in an engaged lifestyle.

Vision

We envision a community of neighbors working together in private, voluntary associations to build a vibrant, premier community neighborhood through the management of common areas, enforcement of rules and regulations, support of social initiatives that strengthen bonds among residents, and investment in capital improvements that benefit the greater good.

View this Newsletter in full color at www.monthlymedia.info right click with mouse to download to your computer





John 3:16



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PLEASE USE THE SIGN-UP SHEET IN THE OFFICE OR THE HALL BY JUNE 25TH DEADLINE

To: Lake Seminole Resort Residents

From: LSR Board

June 10, 2022

Subject: Monthly Activity Report: May 2022

ear Fellow Residents:

Pinellas County Actions: The Board has been informed that on 24 May 2022, Pinellas County Commissioners voted to authorize \$13.9M for the design and construction of up to fourteen (14) mobile home park's potable water supply. For LSR, this means the county will redesign and upgrade our water system and take over the management and maintenance of the system. Once this is complete, LSR will no longer be responsible for any system leaks. The county would install meters on each mobile home and each resident will be responsible for their own water usage. LSR would be responsible for the common potable water use in the hall, office, pavilion, laundry, and other common areas. Well water would still be the responsibility of the park. This is an exciting opportunity for the park to eliminate the financial burden of system wide water leaks in our park. Over the past few years, the Park has had to deal with:



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Attorney Paul Herzfeld 1715 East Bay Drive, Suite C Largo, FL 33771

email: paul@herzfeld.net
visit: noflprobate.com





- Water leaks in the infrastructure of our potable water system (three major leaks in 2021)
- Water leaks inside residents' homes
- New valves for the distribution boxes
- Mapping the water system and actually finding the valve boxes and what the boxes feed
- Raising the valve boxes above ground level to allow access to the valves
- Bringing in outside expertise to find and repair leaks (three times in 2021)
- Looking for ways to predict where leaks are occurring in the underground pipes
- Dealing with certain residents who use potable water to wash cars and irrigate their lawns

These items cost the residents of the park money in the maintenance fees. In addition to the past issues, there are future issues that the Park will have to address:

- Replacement of galvanized underground pipe that may still exist in the park (this is a major leak waiting to happen)
- Facing the possibility of replacing the water infrastructure sometime in the future to ensure safe drinking water without system wide leaks

According to our MOA, the Park is responsible, finances permitting, to provide sewer and water. The MOA does not specify how the Park satisfies this obligation. The water and sewer expense for the Park is the single largest expense included in our maintenance fees. The 2022 budget for water and sewer is \$139,000. This is due to increases in rates from the county for the past three years. Our water bill (usage) for the months April and May (we are billed every two months) was \$18,214. This bill was for the lowest usage in six years. The breakout of the bill is:

	Park Total	Per House	-
Water	\$4229	\$17.05	
Sewer	\$5288	\$21.32	
Sewer Connection Fee	\$8680	\$35.00	
Total	\$18197	\$73.37	

The difference between the actual billing from the county of \$18214 and the usage above is a fee for a backflow device.

In 2021, I personally went to the county to try and get the sewer connection fee reduced using the argument that the park had one sewer connection to the county. After several conversations with various county employees, I lost this argument.

Imagine if we had a leak somewhere in the park, either in the infrastructure or in a residential unit. The cost will increase for all residents. If the county does go through with taking over the water system and the board approves it, any leaks will not be the responsibility of the park as a

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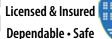
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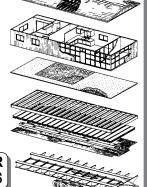
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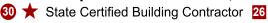
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whole. If a residential unit has a leak, that resident will be responsible for the water and sewer. One consideration that will be on the fulltime residents' minds is the sharing of the water bill amongst all residents. The division of water usage and the appropriate charge to each resident is only fair to each resident of the park.

If the board approves the county's proposal, the design will begin in 2022-2023 and the construction in 2024. Until then the park will continue to operate as usual.

The Board has established a Committee to oversee the Sewer and Potable Water system replacement:

Chair: Lasereno, Inc President (Steve Schaefer)

Member: Duncan Brown
Member: Mario Zammit
Member (Full Time Resident): Paul Capotosto

Lake Weed Spraying: A park resident, Mr. Roger Gee, is circulating a petition to have the park take on the responsibility of spraying the weeds in Lake Seminole in front of the homes on the lake. The Board is looking into this action with constraints of our permit, the county oversight, rules and regulation modifications, and the budget implications. For clarification, the LSR permit only allows spraying of weeds for 25 feet along each lot on the lake, extending out only as far as "open water". Practically, this means that only half of the weeds in front of each home are allowed to be sprayed. Native aquatic plants are not allowed to be controlled.

While the Florida Statues governing Co-Ops do not require the Board to accept or act on petitions other than the removal of a director, the Board has indicated it is in favor of responding to the petition. The procedure for approval or disapproval of the petition will be disseminated to the residents soon.

Director Resignation: I am sorry to report that Ann Haines has resigned from the Board for personal reasons. Ann has been a valuable member of the Board and her drive and commitment will be missed by us all.

Rules and Regulations: The Board is considering some minor changes to the Rules and Regulations. These changes will be sent to the residents for comments in the fall.

In 2021-22, parking rules enforcement were relaxed due to the return of many residents after the Covid pandemic break. In the upcoming year, the rules will be strictly enforced. If any resident has a situation that requires special attention of the Board, please contact a Board member to discuss.



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Water: Water usage is at a six-year low. However, our actual water and sewer bills were at an all-time high due to increase in rates. This rate increase is expected to continue for at least one more year.

Pool and Spa:

- New filters ordered for the pool are late in arriving. We expect them to be delivered in June.
- The first electronic lock is still being installed. Some delays have been experienced in the lock installation.

Maintenance:

- The iron posts along the pool-office building are being stripped and repainted. In the process of stripping the old paint, rust was evident on a few of the posts. Replacement or repair of these posts are needed for structural integrity. The Board is looking into this repair.
- Cameras remain on backorder. This has been an issue for the past few months.

Legal: The property at 11121 101 Way is now eligible to go into foreclosure. The Board plans to discuss this process with our attorney at a closed Board meeting on 27 June 2022.

Financial Status:

• Financial information for May is posted in the hall.

The next Board meeting is tentatively scheduled for 27 June. This will be a closed Board meeting as the discussions include our Attorney and discussions regarding residents.

Best Regards,

Steve Schaefer President Lasereno, Inc

Home Sales -

asereno Inc. has requirements that must be completed and approved before the sale of your home can be completed as per Rules and Regulations (section 12) and the Bylaws, dated April 2018, article 15. Requirements for you to undertake to ensure timely closure on any sale include:



- Notify the Park office as soon as your home is listed either privately or with a realtor.
- Direct the potential buyer and his/her real estate agent to contact the Park office immediately.
- Potential buyer must complete a background check, obtain, and complete the buyer's package and be interviewed by two board members. The buyer must be approved by the board of directors.



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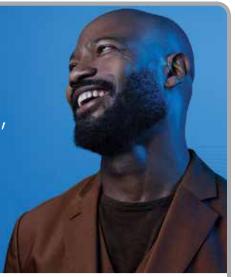




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• Upon approval of all requirements the closing can commence and the share in Lake Seminole Resort can be issued.

Failure to follow these required steps can delay the selling process and the subsequent issue of the share to the buyer. In addition, please note that when adding or removing a name on your share, Lasereno Inc. must also be notified to ensure the required process is completed. Thank you for your cooperation.

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M

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Park Changes

- In

Weldon Fewell Patricia Fewell 111138 102nd Way



- Out

Dennis and Gail Miller

Can Crushing

Il cans are collected near the laundry for recycling. Beer pop/soda cans can be crushed (please) and placed in the rectangular plastic container. These are returned for cash that is used by the social committee to support park activities. There is an additional crusher and bin for cans in the pavilion. Thank you for your help.





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Lake Seminole

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we cruise through the inter-coastal waters and the Gulf of Mexico and enjoy delicious dining, outstanding views, and exceptional service. Visit to St. Armands Circle following the cruise.

ST. ARMANDS CIRCLE 20th ANNUAL CRAFT FAIR

Saturday June 11 \$49 per person. Festivalgoers will enjoy works from the state's best talent of crafters and long-time festival favorites along with the newest names on the contemporary craft scene. Come see some of America's best crafters displaying

one of a kind jewelry, pottery, plant holders, soaps, and much more. Also included will be an expansive green market with unique orchids and delicious dips and sauces.

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Monday - Friday October 3-7 5 days/4 nights \$1559 per person (double occupancy) Round trip transportation to Tampa airport, Round trip air from Tampa to Providence, RI



motorcoach transportation throughout tour. 4 nights lodging at Holiday Inn Express in Tilton, NH, nine meals including a Lobster Bake with entertainment, Admission to Squam Lake Science Center with Animal Encounter and Pontoon ride,, admission to Castle in the Clouds, Guided Tour of Kennybunkport and Portland, Walkers Point, Stonewall Kitchen, Scenic train ride on the Winnepesaukee Scenic Railroad with turkey lunch, fully escorted with local tour guide.

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Gardening



lice Jarvis could use some help keeping up the garden areas. It's good for your soul to work the land and she's a great person to know.



Phone Directory

Bill Smith has put together additional phone numbers for renters and new buyers not yet in our directory. If you need a copy, please stop by the office to request one.



For fun, Favorite Movie Quotes

Be excellent to one another – Bill & Ted
That Ferris Bueller is one righteous dude. -FB day off
I'll be back – Terminator
I'll have what she's having – When Harry Met Sally
Make my day – Dirty Harry
The truth...you can't handle the "Truth"
Frankly Dear, I don't give a damn – Gone with the wind

Do you Feel Lucky (punk) – Dirty Harry

Do you Feel Lucky (punk) – Dirty Harry

I'm not bad, I'm just drawn that way – Jessica Rabbit In case I forget to tip you, I had a wonderful time.

- Pretty Woman to Richard Gere in elevator

Toto I have a feeling we're not in Kansas – Wizard of Oz

Their no crying, there no crying

Alright, Alright, Alright

Wakey, Wakey eggs and bakey - Kill Bill

That rug really tied the room together. – Big Liebowski

The dude abides. - Big Liebowski

The price is wrong...BOB! – Happy Gilmore



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SUB-FLOOR & FLOORING EXPERTS!

COVID-19 NOTICE:

We are taking as many precautions as we can to ensure not only our workers safety but yours as well. We are checking employee temperatures daily, limiting contact between crews, and offering no customer contact if you choose. We are an "Essential Business" and here for you when you need us.



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Please do not put electronics or chemicals in our dumpsters. If you have these items and need to dispose of them, take them to the Pinellas County Recycling Center. The center is located at 2855 109th Ave. N, St. Petersburg and is open Mon-Sat, 7 a.m. - 5 p.m. (Drive East on 102nd/Bryan Dairy for 7.6 miles and turn right at 28th Street.) Items accepted



at this facility: Cellphones, smartphones, and tablets; Computers and laptops; Monitors; Rechargeable batteries; Televisions; Automotive fluids and motor oil; Any type of battery; Alkaline Cleaners; Cooking oil; Fluorescent bulbs and other mercury-containing devices; Fuels; Fungicides, herbicides, insecticides, fertilizers and pesticides; Paint, paint remover, paint thinner and solvents; Pool and spa chemicals; Smoke detectors; and Wood preservatives. If you have any questions, call (727)464-7500.

Pool rules

Residents need to remember to ask their guests to wear a visitor bracelet at the pool if you are not accompanying them. Also, we do not allow smoking or extension cords around the pool. Guests must be registered by the office. You can use the mail drop box during off hours.



August Newsletters Deadline

A

ugust Newsletter items are due July 14. Thanks.



Dog Duty

Please, please remember to pick up after your dogs and give the office a copy of the license and vaccination records.

Be kind to one another.



A Complete Listing of Resident Services can be found on the page before your calendar



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As a company, we want your business and there is no need for any contact if you so choose. Our business is deemed an "Essential Business" and we are here for you when you need us. You can schedule your inspection by calling 1-800-681-3772.

Wishing you good health and safety, The Florida Anchor & Barrier Team



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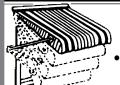
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- 1. To get registered, please go to www.LakeSeminoleResort.org. In the upper right-hand corner, click on "Register". Please enter your information as best as you can. (You do not need to add city, state and zip for your LSR address.)
- 2. I will get an email asking to approve your registration.
- 3. You will get an email back when that has been approved. (Check your SPAM folder.) Click on the link within the approval email and you can change your password. Your default username is the email address you used.

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Barbara Fix

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Deceased	
Leo Kampas	June 22
Kim King	6/7/22
Bobby Jarvis	6/12/22
Ian McCurdie	6/13/22





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July Birthdays

		D.O.B.
FIRST NAME	LAST NAME	mo./day
Butch	Thomas	1-Jul
Barbara	Touchette	2-Jul
Robbin	MacMillan	3-Jul
Diane	Archie	4-Jul
Kathy	Karabogdan	4-Jul
Jack	Quigley	4-Jul
Michael	Robinson	5-Jul
Jean-Loic	Trudeau	5-Jul
Gerry	McManaman	6-Jul
Barbara	Dawe	6-Jul
Stephen	Touchette	7-Jul
Rick	Haines	8-Jul
George	Fridd	9-Jul
John	Stanicki	9-Jul
Debra	Underwood	10-Jul
Peter	Anctil	12-Jul
Andrew	Fournie	13-Jul
Neven	Karabogdan	14-Jul
Mary	Jennings	15-Jul
Lynn	Wallace	15-Jul
Dianne	Majewski	16-Jul
Connie	Zammit	16-Jul
Geri	Rogers	16-Jul
Laurie	Gall	17-Jul
Patricia	Dibart	17-Jul
Toni	O'Kane	17-Jul
Theron	Brenneman	19-Jul
Robert	Grigas	19-Jul
Beverly	Thomson	22-Jul
Patricia	Kerr	23-Jul
Connie	Keener	25-Jul
Sharon	Smith	27-Jul
Patricia	Horn	28-Jul
Susan	Kossar	28-Jul



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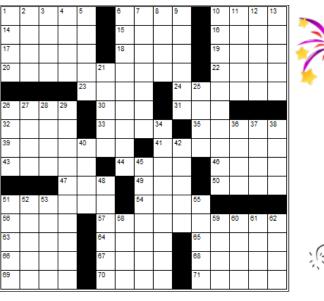
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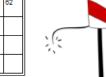
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ACROSS

- 1. Run off to wed
- 6. Train track
- 10. Taxis
- 14. Lawful
- 15. Unit of land
- 16. Curved molding
- 17. Immense
- 18. Frosts, as a cake
- 19. Principal
- 20. Too shocked for words
- 22. Needles
- 23. Ripped
- 24. Citrus
- 26. Decorative case
- 30. Decay
- 31. Neither
- 32. Forsaken
- 33. Back talk
- 35. Plane driver
- 39. Consecrated 41. Breathtaking
- 43. Gladden
- 44. Cummerbund
- 46. Death notice
- 47. Strike
- 49. South southeast
- 50. Memo
- 51. Take for granted
- 54. Empty weight
- 56. Hit hard
- 57. Occupation
- 63. Healthy
- 64. Decant
- 65. Appraise 66. Smooth or level
- 67. European volcano
- 68. Consumer of food
- 69. Bird home
- 70. Scarlets
- 71. Get to one's feet







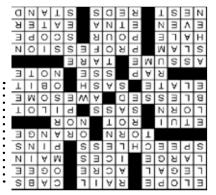
DOWN

- 1. LLLL
- 2. Jump
- 3. Brute
- 4. Part of a book
- 5. Select by voting
- 6. Train networks
- 7. Highlighting hues
- 8. Ticks off
- 9. Textbook division
- 10. Likening
- 11. Once more
- 12. Existence

- 13. Perception
- 21. Equine
- 25. Lariat
- 26. River to the North
- Sea
- 27. Fee
- 28. Fertilizer component 53. The business of
- 29. Musical device
- 34. Root-bark flavoring
- 36. Timber wolf
- 37. Leave out
- 38. French for "Head"
- 40. Crease

- 42. At which location?
- 45. Astonish
- 48. Goes with salt
- 51. Pale
- 52. Someone who is
- owned
- selling goods
- 55. S S S
- 58. Memorization
- method
- 59. "Go away!"
- 60. Infinitesimal amount
- 61. Not closed
- 62. Geek





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- 2. Have you heard from your doctor in the past two weeks?
- 3. Is your doctor personally calling and texting to check on you?
- 4. Has your doctor called you to explain your risk of coronavirus?
- 5. Is your doctor's office offering doctor phone visits?
- 6. Does your doctor allow walk-in visits?

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- 7. Are you able to call your doctor anytime, day or night?
- 8. Do you have any difficulty getting to and from your doctor?
- 9. Is your doctor helping to make sure you receive all of your prescription refills?
- 10. Is your doctor offering to help you get your medications delivered? 30 🛨 1

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Carol Krieble\$10Heller's Mobile Home Washing
Donna Kenny-Seaman \$10Recreational Golf Cars
Gene Langston
Daryl Flemion
Susan Vermeersch \$10
Thomas Davidson \$10BugginOut Pest Control
Sally Wiese

Darci Richter	. \$10 .	Ron Wyngarden Mobile Home Wash
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Lee Curtis	\$5	Battleline Termite & Pest Control
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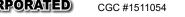
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(Mon.-Fri. 8AM - 4:30PM)







