



January 3, 2018

Subject: HOA End of Year Letter

Lynn Lake Residents,

We hope that your Christmas holidays were fun and memorable. At the end of one year and the beginning of the next, reflection and future planning often occur. The current HOA board members, who volunteered in May, after the previous board had resigned, have accomplished many tasks throughout the rest of 2017 including:

- Hired an HOA management company
- Brought all past taxes and state filings current
- Developed a delinquent 2017 annual budget
- Set up a Lynn Lake Community website
- Began monthly meetings
- Implemented a meeting protocol to maximize meeting efficiency
- Implemented an HOA board email
- Implemented an Architectural Control Committee (ACC) email
- Implemented monthly community area inspections
- Implemented an online payment service to pay HOA assessments
- Signed state mandated board member memorandums
- Stood up a community standing committee
- Stood up a governing documents committee
- Repaired the lake dock
- Approved a new ACC color palate
- Adopted a new ACC change request
- Approved a 2018 annual budget
- Began offering email correspondence between board members, ACC, and residents (requires written/signed approval)

Some current tasks that are upcoming in 2018 include:

- Voting on and updating the Lynn Lake governing documents
- New landscaping is planned for the community
- Switching the monthly meetings to quarterly
- HOA board elections in May

Important points to remember:

- \$37/month HOA dues beginning 1 January 2018
- HOA dues are due monthly on or before the first of each current month
- Late fees will be assessed on dues that are delinquent 30 or more days
- HOA board email: [LynnLake.hoa@yahoo.com](mailto:LynnLake.hoa@yahoo.com)
- Architectural committee email: [LynnLake.acc@yahoo.com](mailto:LynnLake.acc@yahoo.com)
- HOA Website: [www.lynnlakecommunity.com](http://www.lynnlakecommunity.com)
- HOA mailing address: Lynn Lake HOA, 7028 W. Waters Ave #346, Tampa, FL 33634-2292
- HOA assessment (Dues) online payment: [www.ensuvi.com](http://www.ensuvi.com) (please send email to [info@ensuvi.com](mailto:info@ensuvi.com) to initially have portal set up)
- HOA assessment (Dues) mail in payment: ENSUVI Property Management Inc., P.O. Box 633, Elfers, FL 34680
- HOA management email: [info@ensuvi.com](mailto:info@ensuvi.com)

The HOA board members of Lynn Lake would like to wish you a happy and prosperous 2018. The HOA is striving to not only improve the communication amongst the community residents and the board but to also improve the overall appearance of the Lynn Lake community.

As the HOA manager, I would like to express my gratitude to Kathi Saputo, Irene Perez, Nhan Nguyen, and Tina Sage, (Lynn Lake HOA board members) for donating your valuable personal time to work on important matters for the Lynn Lake community. The improvements that you have made cannot only be seen on paper but physically in the community, as well.

Sincerely,

Murray McGilveary AA, BS, MA, DBA

Property Manager

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