

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

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Here are the more important stories we had this past and upcoming weeks:

Possible Roofing Scam Alert – In the last week or so, we received a few inquiries from residents about a roofing company the Association apparently referred to them. *Please note*: the Association didn't contract, permit, or direct any roofing company to contact its members and/or residents.

While we can't attest to the reason why residents are getting such calls, just be on the alert, it may be a scam.

In an article titled "[4 Most Common Roofing Scams And How To Avoid Them](#)," which is published on Forbes Advisor's website, Mr. Jason Metz, a former claims handler and fraud investigator, provides a detailed review of how to avoid roof repair scams, common types of roof repair scams to be aware of, and tips to avoid being scammed.

Please make sure to take a minute and read this important article. And remember, together we can keep LakeRidge Falls a safe place to live in.

Gate Emergency Access System – The following is an update on the ongoing issue with the gate emergency access system. As was reported on a few occasions, LakeRidge Falls' Board of Directors met back in May with county officials to share the Association's concerns regarding the remote-control system and enforcement measures. Following what the Board of Directors felt to be a productive dialog, the Association was notified it was chosen to participate in an experimental test trial of a new emergency access system that integrates first responders' P25 digital voice and data communication (i.e., Click 2 Enter). In simple, a specific frequency on a first responders' emergency radio will be designated to open the gates when used. Because frequencies are allocated by the Federal Communications Commission (FCC), unauthorized usage of them is harder and more importantly considered a federal crime.

However, no conditions, guidelines, terms, and/or assurances were provided to the Association regarding the experimental test trial. For example, no time frame was established for the experimental test trial, no written specifications on how to install the new system and/or what signage to use were provided, no assurances were given in case first responders fail to gain entry to the community because they are unaware/untrain of this new system, etc. Therefore, the Board of Directors in good faith attempt to ensure the best interest of all parties involved, requested to hold the trial period for three months and presented four basic terms:

- 1) The Association's participation in the trial does not constitute an admission that its current emergency access systems are not in compliance with the current code.
- 2) The County should continue to utilize the Association's current emergency access systems to avoid delays should the P25 Emergency Access System not function appropriately.

- 3) The Association shall not be held liable for any damages or delays caused to the county as a result of the trial of the P25 Emergency Access System that are beyond the control of the Association.
- 4) The County shall ensure first responders are trained in how to properly utilize the P25 Emergency Access System.

Unfortunately, Ms. Jodie Fiske, Manatee County Director of Public Safety, responded as follows:

"I have reviewed the document provided, which contains the stipulations set forth by your association, seemingly designed as conditions for your association to be a participant in the P25 pilot. As I explained at the outset of this invitation, all parameters of this pilot will be decided by the Department of Public Safety in cooperation and collaboration with our fellow emergency response agencies in Manatee County.

I was hopeful that this program would be able to include your association, however, due to the associations unwillingness to allow the emergency response agencies to operate efficiently without conditions set forth by your association and its board members, the Department of Public Safety has decided that Lakeridge Falls will not be a part of the P25 pilot program. Considerable time has been spent trying to accommodate the demands of your association and at this time we need to move forward with the other participants who are ready to proceed without conditions. The vendor has been notified that your association is no longer part of this P25 pilot program.

I understand that this may be disappointing news, however, the life safety concerns make this a top priority for me as the Director of Public Safety, and we must move forward with those associations who are prepared to participate now."

Of course, the Board of Directors was very disappointed to learn this, especially considering the important nature of this matter. However, and as all know, the Board of Directors holds a fiduciary duty to its members. Therefore, it would have been irresponsible, not to say negligence, for the Board of Directors to agree to participate in a pilot program that the Director of Public Safety openly admits has yet to be drafted, i.e., *"all parameters of this pilot **WILL** be decided by the Department of Public Safety in cooperation and collaboration with our fellow emergency response agencies in Manatee County."*

Nevertheless, all residents should rest assured that all of the Association's current emergency access systems are fully operational as they have been for years.

While it seems the issue is back to square one, we will make sure to continue to keep all members and residents informed on any developments that may arise.

Pool Temperature Mode – This week the pool temperature settings were changed based on the directive of the Board of Directors and Pool Committee. In other words, the heating mode was switched to the cooling mode ensuring the pool temperature would not exceed 87 degrees. You may wonder what does it mean "cooling and heating mode" and how it affects the pool temperature. Well, here is a short and simple explanation.

The pool thermostat is set to reach a desirable temperature; in our case, 87 Degrees Fahrenheit. When the temperature "hits" 87 degrees, the geothermal system that controls the pool's temperature stops. During the

winter, the temperature outside drops significantly, which causes the water temperature to drop as well. As a result, we turn the heating mode on to bring the temperature up to 87 degrees. This way, the pool stays at 87 degrees even if the temperature outside is in the mid-50s, for example.

During the summer, on the other hand, the same idea applies but in reverse. As the temperature rises, the pool water temperature rises as well. It is not uncommon, therefore, to see the pool temperature at 92 degrees when the settings are on heating mode. Therefore, and to prevent pool users from “broiling” in the pool water, the mode was switched to cooling to ensure the pool temperature does not exceed 87 degrees.

As a final note, please note that pool hours have been adjusted. Because the earth orbits around the sun in an elliptical pattern while rotating on its axis in not a perpendicular fashion, dawn and dusk times differ as we get closer and closer to summer months. All this unnecessary, yet amusing, information is to simply get your attention to the notion that the pool hours are now 6:05 am to 8:50 pm.

Info Saturday Survey – This shell serves as a final reminder that the Community Relations Committee (CRC) wishes to obtain your input about the Saturday Information Sessions. The CRC has asked all members to take a moment and respond to a short survey (please click [here](#)) regarding this program. Your input will assist greatly in guiding the CRC in planning for future informational events. Please complete the survey by June 14th, 2024. For those who can use the link, please copy and paste the following web address to your preferred browser: <https://engage.goenumerate.com/s/lakeridgefalls/publicforms.php> On behalf of the CRC, thank you in advance for your attention and cooperation on this important matter.

As always, have a healthy and safe weekend.

Sincerely,

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