

**DeeAnn Lakefront Estates Homeowners Association, Inc.  
409 Stephen Drive, Lake Placid, FL 33852**

May 4, 2021

Dear Homeowner:

The recent insurance wind mitigation inspection identified maintenance items that must be completed to prevent water damage to the buildings.

- The fascia, soffits, gutters, downspouts are falling; the nails and staples securing them have rusted and are no longer providing adequate support.
- The gutters are faulty and need to be replaced.
- The items above have caused leaks in some buildings.
- The soffits are clogged causing lack of ventilation. Roof damage will result if the air flow is not restored.
- Dryer vents will be replaced as a part of the repair work.

A special assessment has been approved to address these storm damage, safety and maintenance issues. The special assessment total is \$235,932. \$60,933 of the cost will be covered with money in the HOA reserve.

The special assessment due from each homeowner is \$2500. Payment is due in full in 45 calendar days (by June 18<sup>th</sup>) to DeeAnn Lakefront Estates. This timeframe was selected to lock in the price of the repair and to complete the work before hurricane season. Please send the payment to:

DeeAnn Lakefront Estates  
409 Stephen Drive  
Lake Placid, FL, 33852

Sincerely,

DeeAnn Estates HOA Board