

ODED'S WEEKLY REPORT

09-19-2025



ROSH HASHANAH – Due to Rosh Hashanah, the Jewish New Year, the LakeRidge Falls offices will be closed on Tuesday and Wednesday of next week, September 23rd-24th. We will reopen again on Thursday, September 25th. If you experience a situation that falls under the scope of responsibility of the Association and which requires our assistance during the time the offices are closed, please call our “Emergency Only” line at 941-444-7090. For those who celebrate Rosh HaShanah and for those who don't, I wish you L’shanah Tovah and, most importantly, a healthy and happy new year.

CONSENT TO RECEIVE ELECTRONIC NOTICES – During last meeting, the Board of Directors authorized the method of electronically transmitting all official notices of the Association to its members. Here is why.

As we all know, and may even feel firsthand, postage costs have consistently increased in the past few years. Here is a simple example of this inflated reality. In 2019, the cost of a first-class stamp for a 1-ounce letter, i.e., the regular stamp most people use to mail a common-sized envelope, was 55 cents. In 2025, the cost is 78 cents, which is an unimaginable increase of about 42% in just six years. While 23 cents may not sound like a big issue, especially for those who rely more on electronic means of communication, a 42% increase in cost can be a totally different story for large organizations, such as LakeRidge Falls Community Association Inc.

Please allow us to use an example to emphasize why this is the case. Let’s say Community ABC paid in 2019 \$1,000 to mail its members the approved budget for that year. This means that in 2025, all things remaining the same, Community ABC would pay \$1,420 for the same mailing. Now, multiply it by the amount of mailing any given Association in Florida is required to perform, i.e., notice of annual membership meeting, election, amendments, etc., and take into consideration ongoing increases in printing and labor costs, and one may see how these constantly inflated costs are felt in your quarterly dues.

Therefore, the Board of Directors and the Budget Committee were looking into ways to save some of the costs associated with the Association’s requirement to deliver notices to its members. And indeed, Section 2.6 of the By-Laws of LakeRidge Falls and Section 720.303(1)(g) of Florida Statutes, authorize an Association to electronically transmit all official notices, to the extent allowed by Florida Statutes, to a homeowner as long as the homeowner consents, in writing, to receive such notices by electronic transmission, i.e., emails.

Therefore, it would be highly beneficial for members to consent to receive notices by email, as it would significantly reduce expenses, i.e., thousands of dollars, related to printing, paper, and postage. By transitioning to electronic communications, the Association can allocate more resources toward community improvements and essential services, rather than administrative costs. Additionally, email delivery ensures the timely receipt of important updates and minimizes the risk of lost or delayed correspondence, helping everyone stay informed more efficiently. For this reason, we encourage all members to consent to receive official notices by the Association by filling out, signing, and thereafter sending back the form on the next page.



Consent to receive

ELECTRONIC NOTICES

Full Name :

E-Mail :

Full Name :

E-Mail :

LakeRidge Falls Address :

I hereby provide my consent to receive all notices, documents, and other communications from the LakeRidge Falls Community Association, Inc. electronically, at the email address(es) provided above.

This Consent to Receive Association Notices by Electronic Transmission (the "Consent") serves as the Parcel Owner's affirmative agreement to receive all notices required or permitted under Section 2.6 of the By-Laws of LakeRidge Falls Community Association, Inc. ("Association") and Section 720.303(1)(g) of the Florida Statutes, as amended or renumbered from time to time, via electronic transmission from LakeRidge Falls Community Association, Inc. ("Association"). For the purposes of this Consent, "electronic transmission" refers to electronic mail (e-mail).

The undersigned, as a Parcel Owner, knowingly and voluntarily consents to receive such notices from the Association through electronic transmission at the e-mail address(es) provided in this Consent.

The undersigned acknowledges and agrees that this Consent shall remain effective and binding, and that the Association may rely upon it, until the undersigned submits a written revocation of this Consent to the Association and/or its designated representative.

Print Name :

Signature :

Date :

Print Name :

Signature :

Date :

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HOME WARRANTY SERVICES – Imagine getting a letter one day in the mail that states the following:

“This **OPTIONAL COVERAGE** is offered by FPL Home, Florida License #E099597, and **NOT** Florida Power & Light Company ("FPL"). FPL Home is an **UNREGULATED SUBSIDIARY** of FPL. The coverage is administered by HomeServe USA Repair Management (Florida) Corp. ("HomeServe")... This service plan is **NOT** provided by your local electric or water utility. Your choice of whether to purchase this plan will not affect the price, availability or terms of service from FPL. FPL Home and HomeServe entered into a commercial agreement to introduce these plans...”

Now, go back and read again the letter most, if not all, residents received recently in the mail.

FPL HOME
For: Sarasota Electrical and Water Consumers

Sarasota Exterior Electrical and Water Service Line Information
Date: 8/26/2025
Reminder: Please Respond...Within 30 Days

00141***ECRWSH**R-023
CURRENT HOMEOWNER

SARASOTA, FL 34243-4204

Dear Current Homeowner,

Recently we wrote to you about exterior electrical system and water service line coverage available to eligible Sarasota homeowners. Many have decided to accept this coverage and we'd like to provide you with another opportunity to do so.

As a homeowner, you are responsible for the repair or replacement of certain exterior electrical components from your utility's point of delivery, including the weatherhead, insulator, riser, meter base and service entrance conductor located between your utility's responsibility and the exterior wall of your home, and your exterior water service line. Over time, this system or line may deteriorate and break down.

Your finances are not protected against the cost of an exterior electrical or water line breakdown with Exterior Electrical Coverage or Exterior Water Service Line Plus Coverage. FPL Home is offering these plans from HomeServe*, an independent company, to eligible homeowners. This protection provides homeowners with up to \$3,000 annually with multiple service calls for covered exterior electrical repairs and up to \$5,000 per service call with multiple calls annually for covered water or well line repairs (30-day waiting period includes full refund if cancelled within 30 days for both plans). You are also provided up to \$1,000 to restore landscaping disturbed by a covered water line repair.

Electrical system and water line repairs can be complex and should be performed by a licensed contractor and not by a homeowner. Without this optional coverage, you could pay thousands of dollars in unexpected costs if your water line needs replacement. Enjoy the peace of mind that comes with protection for as little as \$2.49 per month for Exterior Electrical Coverage and \$3.74 per month for Exterior Water Service Line Plus Coverage—which includes an instant rebate of 50% off/month applied to each plan for the first year.

Important
Your response is necessary if you want to accept coverage. Please respond today by completing and returning the form or calling HomeServe at 1-844-541-5491.

For fastest processing, visit www.RepairExteriorLine.com and enter Promo Code: TL0KCB87 today.

*Savings as compared to renewal price. For more information about the instant rebate, see www.RepairExteriorLine.com.
*This optional coverage is offered by FPL Home, Florida License #E099597, and not Florida Power & Light Company ("FPL"). FPL Home is an unregulated subsidiary of FPL. The coverage is administered by HomeServe USA Repair Management (Florida) Corp. ("HomeServe"), with corporate offices located at 45 Glover Avenue, 6th Floor, Norwalk, CT 06850. The coverage is provided by the contract issuer, Northeast Warranty Services, Inc., License # 49123, 800 Superior Avenue E., 21st Floor, Cleveland, OH 44114. FPL Home, HomeServe and Northeast Warranty Services are each separate and independent companies. This service plan is not provided by your local electric or water utility. Your choice of whether to purchase this plan will not affect the price, availability or terms of service from FPL. FPL Home and HomeServe entered into a commercial agreement to introduce these plans. See eligibility requirements and coverage limitations in this package.

Please complete the details and return this form in the postage-paid envelope provided.

ACCEPTANCE FORM Reply ID: Please see below for applicable Reply ID

☐ If you need to make any name or address corrections, please check this box and make changes below.

NAME _____

STREET ADDRESS _____

CITY _____ ST _____ ZIP _____

EMAIL ADDRESS _____

PHONE NUMBER _____

1. Choose Your Protection Plan(s) **CHECK ONE BOX BELOW**
to select your plan(s)

FIRST-YEAR INSTANT REBATE OF 50% OFF INCLUDED*

PAYMENT SCHEDULE	BOTH PLANS Exterior Water Service Line Plus Coverage and Exterior Electrical Coverage		Exterior Electrical Coverage	Exterior Water Service Line Plus Coverage
	MONTHLY	Reply ID: 2508SZ7371BAFLC-9A9P Reply ID: 2508SZ7369BAFLC-9A9P	Reply ID: 2508SZ7369BAFLC-9A9P	Reply ID: 2508SZ7371BAFLC-9A9P
	<input type="checkbox"/> \$42.48 \$6.23	<input type="checkbox"/> \$4.99 \$2.49	<input type="checkbox"/> \$7.49 \$3.74	

2. Sign

Yes, please sign me up for the protection plan(s) from HomeServe I have selected and include the monthly charge, plus any applicable taxes, on my Florida Power & Light Company (FPL) electric bill, described as Water Protect Plan for Exterior Water Service Line Plus Coverage and HomeServe Ext Elect Line Plan for Exterior Electrical Coverage. I understand my optional plan(s) is billed on a monthly basis and based on my annual contract that will be automatically renewed annually at the then-current renewal price, plus any applicable taxes (currently \$12.48 per month if I select both plans), unless I cancel. I can cancel this contract any time at no additional cost, without obligation to make future payments, by calling 1-844-541-5491 or visiting www.homeserve.com. I authorize FPL Home and HomeServe to share my FPL account number with each other only as needed to process my enrollment and bill me for this program on my monthly FPL bill and for FPL to provide FPL Home my FPL billing information as necessary for FPL Home to administer billing-related issues. Your Data: See our homepage at www.homeserve.com. I agree I have read the coverage details in this package and confirm I am the homeowner, meet all other eligibility requirements, and understand the coverage limitations and exclusions. By signing below, I acknowledge and agree to the terms in the Important Coverage Information section on the back of the enclosed letter.

SIGNATURE (required) _____ FPL ACCOUNT NUMBER (required) _____

DON'T FORGET: Plan(s) must be selected for enrollment to be processed.

If we are unable to add the plan(s) on your utility bill, you will receive an invoice in the mail.

TL0KCB87 2508SZ7371BAFLZ

You see, several residents have contacted us in the past couple of weeks regarding a letter they received in the mail from FPL HOME. The letter, which some described as scary, talks about protecting residents' electric and water lines because "you could pay thousands of dollars in unexpected costs..." The fact that the name FPL is on it, those residents said, made them feel it was very important communication that required immediate action on their behalf.

But if you look at the bottom of the letter, you will see the language that we share above. You see, this is no more than a marketing offer for insurance coverage that uses a marketing strategy called scare tactics. In other words, the offer is asking you to act fast to avoid potential risk.

It is extremely important that you be very wary of such letters and the offers they contain. Mainly, you simply may not need these services. Companies like this one hope you get worried so fast that you will

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act without giving their letter a second thought. However, before you rush to spend money, you must take a moment and look into it. Here are some suggestions when you receive such letters:

- **Research The Company.** Look at consumer protection agencies like the Better Business Bureau for consumer reviews. If there are bad reviews, consumer alert notes, or no information at all, you know not to do business with such a company.
- **Research The Offer.** Look into the proposal and see if you really need it.
- **Request More Information.** Ask the company that offers a service to provide you with written materials about their offer, and don't forget to ask for references.
- **There Is No Need to Act Fast.** If your water line was not protected for the last 10+ years, it will survive another week or two. Take your time and invest some time in research.
- **Ask For a Second Opinion.** In this case, call your insurance company and see if you are not already covered under your homeowner's insurance. Even if not, the insurance agent/company you use may provide you with insight into your need for coverage and may offer you a better rate.

We hope you find the above useful in

IRRIGATION STATION – Similar to the issue we experienced with the geothermal system's pond pump, this past week we experienced pressure problems with the irrigation system. Reports from BrightView Landscape, the Association landscape maintenance company, and residents indicated the sprinklers were drizzling, rather than spraying, water. For this reason, the Association contracts with Water Equipment Technologies of Southwest Florida (WET) to perform quarterly preventive maintenance services. Therefore, and as part of its preventive maintenance service, a WET technician reported that that irrigation station's filters were clogged and therefore had to be cleaned. Therefore, the WET technician performed a thorough cleaning of the filters. After all said and done, it was said the irrigation system was up and running as expected.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager