

ODED'S WEEKLY REPORT

06-12-2026

FPL SCAM ALERT – This week, we were informed of a potential scam that may be circulating in the community. A longtime member of the community informed us that she received “a very convincing call this morning from the Compliance Department of Florida Power & Light (FPL).” Based on her account, “the person said I had an air conditioning unit that was over 10 years old and starting July 1st, FPL was doubling the monthly bill for individuals with older air conditioning units.” More alarming, she stated, was the fact that the “man had my name, address, make, model, and age of the air conditioning unit.” The man then directed the member to call a specific number and ask for the Compliance Department to schedule a maintenance appointment of the unit that would then reduce the monthly bill... Needless to say, she DIDN'T call this number and instead called the FPL Customer Service number on her monthly bill just to find out ***this is a well-known scam targeting FPL customers.***



Scammers are using personal details, which can often be obtained from public records, data breaches, or prior leaks, to make the call sound legitimate. They claim there's a new "compliance" rule or regulation that will double the customer's monthly bill starting on a specific date unless the customer calls a provided number to schedule a "required" repair/upgrade for credits or to avoid the increase. Of course, the "required" repair/upgrade would not be scheduled before a payment over the phone is made.

On its website, <https://www.fpl.com/landing/protect.html>, FPL warns customers of such potential scams.

- First, FPL will never force customers to upgrade their air conditioning units to avoid extra fees, threaten bill doubling due to unit age, or require calls to a “Compliance Department” for such issues.
- Secondly, FPL does not have a policy that doubles bills based on air conditioning units' age. Yes. FPL may offer voluntary rebates for installing new high-efficiency air conditioning units through approved contractors, which, of course, should assist in reducing electric consumption, but this is an optional offer, not a mandatory one.
- Thirdly, FPL will never pressure customers nor urge them to call a third-party number (not FPL's official one).

Also on its website, FPL advises its customers how to act in case they face such a scam. In simple terms, they guide customers to:

- Hang up on unsolicited calls.
- Do NOT provide any information, especially not credit card or bank account numbers.
- Do NOT call numbers provided by the caller.
- Verify anything by calling the number printed on your actual FPL bill or their known customer service line (800-697-5223).

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- And most importantly, report the scam to ONE OR MORE of the agencies below:
 - FPL (<https://www.fpl.com/fpl-app/my-account/fraud-reporting>);
 - Sheriff's Office (941-747-3011);
 - Florida Attorney General (myfloridalegal.com); and/or
 - Federal Trade Commission (reportfraud.ftc.gov)

As FPL concludes, “make sure you and your loved ones know the key signs of scams and how to keep from being targeted.” We hope you find the above information beneficial and thank all members and residents who share such an important and unpleasant experience with us.

PICKING AFTER YOUR PET – Speaking of unpleasant experiences, another resident of the community informed us recently that some feel that disposing of their pets' waste bags by leaving them on the side of the sidewalks is an acceptable practice. While some may believe it is not a big deal because someone will eventually pick it up, the fact of the matter is that this someone would most likely be a good Samaritan neighbor. This is because the Association does not have cleaning or maintenance crews designated for such tasks. Therefore, this is an offensive practice and a major nuisance to neighboring residents.

Also, some individuals are collecting a significant amount of dog waste bags behind or inside the shrubs located at the front of their homes. It seems these individuals simply leave these bags hidden in these locations until the next garbage collection day. Regardless of the reason, this practice is unsightly and hazardous. More importantly, it promotes foul odors and invites flies, both of which are a nuisance to neighboring residents.

Although these two phenomena are relatively small, they are offensive and unfair to your neighbors. We kindly ask those who own a pet for their help in preventing these matters from recurring. If you have a pet, please make sure to dispose of your pet's waste by throwing it away in your garbage using bags that can mask unpleasant odors, i.e., as with diaper disposal cans, and store it in your garage. Please don't place a small garbage container outside your garage and/or behind a shrub as it is a violation of the rules governing this Association. The best and most friendly solution is to flush the waste down the toilet. With this in mind, we thank you in advance for your cooperation and understanding in this matter.

PLASTIC BAGS AND STYROFOAM – Speaking of asking all members and residents of this amazing community to assist us in keeping LakeRidge Falls a safe and clean place to live in, too many plastic bags and Styrofoam debris find their way into the Association's ponds. Because plastic bags and Styrofoam cannot be recycled per Manatee County's recycling guidelines, we urged all residents to make sure to follow these simple steps:

- Please dispose of plastic bags and/or styrofoam by placing them inside a secure garbage bag.
- If possible, please attempt to recycle these items using the recycling bins located outside Publix.
- If you see a garbage bag/styrofoam “roaming” freely in the community, please help us by making sure to pick it up and dispose of the item using the two methods mentioned above.

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- As much as possible, please try to set your garbage out the morning of collection instead of the night before.
- Please make sure to use a lid on your garbage container.
- And, it is always a good idea to try to reuse plastic bags and use them, for example, as regular garbage bags.

Remember, together, we can help keep this beautiful community looking its best.

CIVILITY AND PROFESSIONAL CONDUCT POLICY – If you may recall, last week we reported on the issue of policies and their meanings. Well, this week the Board of Directors passed a very important policy titled Civility and Professional Conduct, which is designed to promote respectful participation and communication among all entities within the community. Please take a moment to familiarize yourself with this important addition.

LAKERIDGE FALLS CIVILITY & PROFESSIONAL CONDUCT POLICY
APPROVED: 6/10/2026

Purpose
This policy is designed to promote respectful participation and communication between Board members, committee members, owners, residents, management, vendors, and guests on all Association-related business. As such, all Association business shall be carried out with courtesy, fairness, patience, transparency, and civility.

Core Standard of Conduct
All meetings shall be conducted in a business-like and respectful manner in accordance with the applicable Association governing documents and Robert's Rules of Order. Remember, civility allows disagreement and hard questions but requires respectful, fact-based communication. Concerns, questions, or requests shall be raised through proper channels and supported by facts. They should clearly identify the matter and provide supportive documentation when applicable. Recognize that Association operational principles and decisions are made in the best interest of the community as a whole and may differ from individual preferences.

Prohibited Conduct
Behavior that includes disrupting, harassment, threats, personal attacks, ridicule, embarrassment, intimidation, or any form of abusive conduct will not be tolerated.

Corrective Action
The Board encourages voluntary compliance through reminders and education. For repeated or serious violations, the Board shall implement the Association's Violation Procedures, removal from a committee, or other measures allowed by the governing documents and/or law.

By upholding these standards, we strengthen trust, cooperation, and a positive community spirit for the benefit of all at Lakeridge Falls



LAKERIDGE FALLS



Have a quiet and safe weekend,
Oded Neeman, LakeRidge Falls Community Manager