



Lakeside Landings

New Resident Welcome Guide

Dear Resident(s),

Welcome to **Lakeside Landings**! We're so glad you've moved to our neighborhood. This guide will help you get settled, become familiar with our Amenities and Governance.

1. ABOUT OUR COMMUNITY

- **Established:** 2005
- **Number of Homes:** **626** (*includes condos, villas and single-family homes*)

2. RESIDENT SERVICES

Note: Our Clubhouse Office operates cash-free. For expenses listed below, please make a check or money order out to "LLMA" (Lakeside Landings Master Association).

- **RFID Stickers for vehicles** (\$25 per sticker)
 - New residents will need to contact the Vine Management staff to obtain the electronic stickers (RFID) for their vehicles to open our gates at the front and back entrances.
 - Bike Riders/Walkers can purchase a Gate Tag for \$25 from the Vine Management staff.
- **Electronic ID/Access Cards** (\$25 per card)
 - New residents will need to see the Vine Management staff to obtain your electronic ID card (with photo) which is part of our upgraded security system. The card will give you access to the locked Clubhouse, fitness room and gate entry to the pools.
 - Note: Effective August 2026 the old White Electronic Key cards are being phased out.
- **Orange Wristbands** (*to be worn at the pools*) (\$10/wristband)
 - The seller should leave their wristbands for the new owners. New owners will receive 1 wristband upon registering as a resident at the Clubhouse office. Additional wristbands are \$10.00 each for residents only. Residents holding the wrist band must be 18 years old or older. Each wrist band permits four guests per household.
- **US Postal Service**
 - Some neighborhoods have US Postal Service Kiosks rather than individual mailboxes on the street. If your house is in one of those neighborhoods, the seller should leave their mailbox number and keys for the new owner. If they do not, then the new owner must purchase new keys (\$25) from the Oxford Post Office.

2. RESIDENT SERVICES (CONT'D)

- **Name Badges**
 - Name badges are optional but recommended for social functions. The current cost is \$6. Please pay with a check made out to “Bob Martin Signs” and provide your name(s) to be printed. Drop your order off with Derek Perez in the Club House office or contact Diane Musick/Master Board member at (407) 973-3899.

3. HOA INFORMATION

Lakeside Landings is unique in the fact that we have a Master HOA and 12 Neighborhood Associations. Each homeowner will pay the Master and their specific Neighborhood Association dues quarterly. Here's the differences:

1. The **Master HOA** governs the entire community.
 - **Responsibilities:** Maintains community-wide amenities such as gated entrances, roads, playground and dog park, clubhouse, both pools, lake pavilion and dock, and common area landscaping, etc.
 - **Rules:** Sets broad architectural standards, use restrictions, and community-wide covenants that apply to all properties in the community.
 - **Dues:** Establishes quarterly dues for all property owners in the community.
 - **Authority:** Establishes the annual budget and sets the quarterly dues amount based on planned expenses.
 - **Communications:** Generally, board communications are sent via an email blast to the entire community by Vine Management.
 - The Master Board email is: Board@lakesidelandingsfl.com, which will be directed to all 7 board members.
 - **Board:** Seven resident board members were elected in May 2026, with varying terms to maintain a cohesive knowledge base.
 1. President: David Brewton (3 years)
 2. Vice President: Robert Westbrook (1 year)
 3. Secretary: Lori Hines (1 year)
 4. Treasurer: Jonathan Thompson (1 year)
 5. Director at Large – Michael Vanek (2 years)
 6. Director at Large - Diane Musick (1 year)
 7. Director at Large – Allen Boutin (1 year)

3. HOA INFORMATION (CONT'D)

2. The **Neighborhood Association HOAs** govern their specific neighborhood's amenities and common grounds. On your closing papers you'll see the Neighborhood Association in which your property resides.
 - **Responsibilities:** Maintains neighborhood specific amenities and common grounds.
 - **Rules:** Sets neighborhood rules, as needed.
 - **Dues:** Establishes quarterly dues for all property owners in their neighborhood. The assessed amount will vary by neighborhood.
 - **Authority:** Manages its own budget, board, and assessments; has its own Architectural Review Committee.
 - **Board:** Each Neighborhood Association determines the number of board members (3-7) and holds its own election. Here's a list of the Neighborhood Associations and President's contact info.
 1. Anchor Villas (48 units) – Melissa Marshall – anchorvillas01@gmail.com
 2. Azalea Grove (44 units – 55+ age restricted) – Larry Beaty (434) 962-3511; larryazaleagrove@gmail.com
 3. Bowline (28 units) – Brenda Bell (352) 427-8262; bchhmail@gmail.com
 4. Compass Point (48 units) – Brenda Bell (352) 427-8262; bchhmail@gmail.com
 5. Dory Villas (44 units) – David White (352) 303-1677; dwhiteboy_99@yahoo.com
 6. Edgewater (19 units – 55+ age restricted)– Lori Hines (810) 858-4862; lori.hines10191@gmail.com
 7. Enclave (201 units) – Jim Springer (470) 246-2196; jim@enclavelsl.com
 8. Magnolia Place (34 Units – 55+ age restricted) – Karen Socha-Smith (805) 657-2231; karensocha12@gmail.com
 9. Melrose Garden (42 units) – Gerry Dietrich (352) 516-7797; HOAdirectMelroseGardens@gmail.com
 10. Regatta – (39 units) - Doug McCoy
 11. Shores – (35 units) - Allen Boutin, (860) 506-6088; boutinal@gmail.com
 12. Windward - (25 units) - Dawn Quinlan, (352) 317-7537 – windwardhoaboard@gmail.com
 - **Communications:** It's up to each Neighborhood Association board on how they want to handle/provide communications. Some may use Facebook, have a Newsletter and/or use an email blast to residents.

4. HOA MANAGEMENT COMPANIES

We have 3 HOA Management companies, Vine Management, Sentry and Community Financials, who currently provide services to Lakeside Landings. Their Scope of Work includes, but is not limited to, the areas listed below:

- ADMINISTRATIVE
 - Community Association Manager (CAM)

The CAM provides comprehensive management services to meet the unique needs of the association.

- LEADERSHIP AND BOARD COLLABORATION
- RECORDS RETENTION
- MAINTENANCE REQUESTS
- COVENANTS COMPLIANCE
- SERVICE CONTRACTS
- FINANCIAL MANAGEMENT
- COLLECTION AND DISBURSEMENT OF FUNDS
- OWNER AND RESIDENT COMMUNICATION
- VIOLATION HANDLING
- BUDGETS
- EMERGENCY MAINTENANCE SUPPORT

Vine Management

Contracted with the Master HOA and The Enclave and Windward Neighborhood Associations.

On-site CAM: Carrie Roy. She has an office in the lobby of the Clubhouse.

Hours: Mon-Friday, 9:00-4:00

Phone: (352) 587-5562 (Clubhouse)

Email: carrie.roy@vinemgt.com

For General Questions, you can email: lsl@vinemgt.com

Homeowner Service Rep: Derek Perez. He is on-site in the Clubhouse Mon, Tues, Thurs and Friday from 9AM-4PM. His Wed hours are from 10AM to 6PM.

Phone: (352) 587-5562 (Clubhouse), derek.perez@vinemgt.com

4. HOA MANAGEMENT COMPANIES (CONT'D)

Vine Management Portal– this website is where you can access Community documents such as meeting agenda/minutes, forms, governing documents, the Reserve Study, your quarterly assessment payments, etc.

Link: <https://www.vinemgt.com/en>

Sign-in to your Account

- All residents will have access to their Master HOA Account.
- Enclave residents will have an additional account since their Neighborhood Association is also managed by Vine.
- Azalea Grove and Windward residents will need to check with your Neighborhood Association President to find where your account resides.

Vine Connect App – Vine also has an app you can download from the Google Play Store or Apple Store. You can check your Master HOA Account balance and view other information using the App. It doesn't contain all the information that's on the website portal. Instructions provided in this Guide focus on using the Vine Portal website.

Note: Vine's email blasts are sent to your inbox from this email address:

donotreply@cincsystems.net. Be sure to add them to your address book so they don't end up in your Junk mailbox.

Sentry Management

Contracted with 9 Neighborhood Associations (all except The Enclave, Azalea Grove & Windward):

Remote CAM: Karie Husted-Schrammel

Hours: Mon-Friday, 9:00-4:00

Phone: (352) 390-8916

Email: Khusted@sentrymgmt.com

Community Financials

Azalea Grove has contracted with Community Financials as their financial manager.

This Neighborhood association is self-managed. Their board addresses resident inquiries.

5. CONTRACTED LANDSCAPING COMPANIES

Juniper Landscaping

Contracted with The Master HOA to maintain all common areas. Includes grass mowing, shrub trimming, etc. These services are included in your Master HOA Quarterly Assessment.

Each Neighborhood Association contracts with local Landscaping companies to maintain the homes yards in their Association. Contact your President for information on who your association is contracted with, what services are included and how to report any issues. This service is included in your Neighborhood Association HOA Quarterly Assessment.

6. MASTER HOA COMMUNICATIONS

Please refer to this 2-page Memorandum that was distributed to all residents on 8/18/26.

LAKESIDE LANDINGS | Updated Contact Information and Official Communication Channels | Memorandum

LAKESIDE LANDINGS

Managed by Vine Management

MEMORANDUM

TO: All Lakeside Landings Homeowners
FROM: Lakeside Landings, c/o Vine Management
DATE: August 18, 2026
RE: Updated Contact Information and Official Communication Channels

Dear Homeowners,

This memorandum provides updated contact information for the Association and the Board of Directors, and clarifies the appropriate channels for submitting requests, questions, and concerns.

Official Contact Information

Lakeside Landings (Community)	
Community Address	10350 Regatta Boulevard Oxford, FL 34484
Community Phone	352-587-5562
Community Email	lsl@vinemgt.com
Vine Management (Managing Agent)	
Website	https://vinemgmt.cincwebaxis.com/
Phone	352-812-8060
Email	info@vinemgt.com
Mailing Address	P.O. Box 3305 Bellview FL, 34421
Board of Directors	
Board Email	board@lakesidelandingsfl.com

Social Media and Official Requests

The Association recognizes that many homeowners participate in the Lakeside Landings member Facebook page as a way to connect with neighbors and share community information. This page is a homeowner-run social platform and is not monitored or managed by the Board of Directors or Vine Management.

Accordingly, requests, complaints, maintenance concerns, and other official communications posted or messaged through the Facebook page will not receive a response and cannot be tracked or actioned by the Association. To ensure that a request is received, documented, and addressed appropriately, homeowners are asked to submit all official communications through the channels listed above – the Association's email or phone line, the CINC WebAxis homeowner portal, or the Board email address.

6. MASTER HOA COMMUNICATIONS (CONT'D)

Homeowners are encouraged to rely only on information distributed directly by Vine Management or through official Lakeside Landings email communications. Information shared on unofficial or unverified channels, including Facebook, Instagram, or other social media platforms, has not been confirmed by the Association and should not be treated as an official source.

The Board of Directors and Vine Management also ask that homeowners refrain from sharing or repeating unverified information regarding Association matters, as doing so can create unnecessary confusion within the community. Any questions about the accuracy of information should be directed to Vine Management using the contact information provided above.

Submitting requests through the proper channels allows Vine Management and the Board of Directors to log each item, assign it to the appropriate party, and follow up until it is resolved.

Respectfully,

Lakeside Landings

Managed by Vine Management

7. KEY RULES & GUIDELINES

- **Parking Rules:** No street parking between 11:00 PM and 7:00 AM.
- **Trash Day** – Friday AM. There's no recycling service. Don't put trash bins out before 5:00 PM Thursday. Service provided by the City of Wildwood.
- **Architectural Changes**

Before making any exterior changes to your house or landscaping, you **MUST** complete and submit an Architectural Request Form. The form is available from your Neighborhood Association's President or on the Vine Portal website - Link: <https://www.vinemgt.com/en>

 - Sign-in to your Master HOA Account
 - On the left menu, Click [Community Info/Community Documents/Documents](#)
 - Open the [Forms](#) folder and find this form: [LLMA ARB Application 2026 Fillable.pdf](#).
 - Follow these instructions on the form:

Please complete the application form and email it or hand deliver to the Association's Community Association Manager for processing. Please do not commence work until you receive approval from your Neighborhood Association and the Master Association.

8. AMENITIES

- **Billiards Room:** located in the Clubhouse.
- **Children's Playground:** located on Silver Maple next to the Enclave Postal station.
- **Clubhouse:**
 - Hours: 6:00 AM – 10:00 PM
 - Access: You'll need your Electronic ID/Access card to open the front doors of the club house and the Billiards room.
 - Residents can host private events in the pool/cabana area or in the ballroom. Check with the Vine Management staff regarding availability and/or fees.
- **Dog Park:** located at the Enclave Mailbox kiosk on Silver Maple. There's a hose and water spigot. There are separate fenced areas for small dogs and larger dogs.
- **Fitness Center:** Located in the Clubhouse. Open 4AM-10PM.
- **Jib Court Park:** has outdoor fitness equipment and is available to reserve for events.
- **Lake Pavilion and dock:** for fishing and sunset watching. With bathroom facilities. For security from vandalism, the doors have lock codes. Check with the Clubhouse office for codes.
- **Library:** Located in the Clubhouse. We use the honor system that when you borrow a book you return it. You can donate or return books in the Return Basket.
- **Pools:** There are 2 pools (Clubhouse pool and Satellite pool). There's a hot tub also at each location. Both pools require your Electronic ID/Access card to gain access at the gate.

Entry:

- Both pools - All residents must present or wear their **Orange Wristbands**.
- Pools & Hot Tub hours are dawn to dusk. Absolutely no night swimming or SPA usage after dark.
- Pools are Closed Tuesdays 8AM-10AM for cleaning.

Pool Rules (*sign is posted on the restroom building*):

- No lifeguards. Swim at your own risk.
- No glass in or around the pool.
- No smoking or vaping allowed in the pool area.
- No running or horseplay around the pool.
- No climbing on rock structures or fountains.
- No hard balls allowed.
- No oversized flotation devices are allowed. (1 person devices only).
- No food or drinks allowed in pool.
- Minors under age 16 must be accompanied by an adult over 18 years of age.
- Swim diapers are required for those who need them.
- Respect lap swimmers, walkers and water aerobics class participants.
- All residents must present **Orange Wristband** and/or Access card when asked.
- Access through pool gate only – not the Clubhouse.
- Shower before entering pool or spa.
- Get out of pool if you see lightning.
- Pool opens at dawn and closes at dusk.

Pool Guests:

- Guests must be accompanied by the Resident. Max of 4 per household.
- **Putting Green:** located at the entrance to the Clubhouse pool.
- **Tennis and Pickleball Courts.**

9. FUN, GAMES & COMMITTEES

Current activities are listed in each monthly Calendar of Events that's emailed to all residents by the Vine Management staff and there are copies available on the table in the lobby of the clubhouse.

BILLIARDS BROTHERS & SISTAS

Wed, 5:00; Billiards Room
Leader: Robert Westbrook

BOOK CLUB

3rd Wed, 6:30; Card Room
Leader: Colette Mercer

We plan books for the year before December of the previous year. Anyone in the book club is welcome to pick a month and the book we will read that month. This way everyone knows in advance what we will read for the year.

CARIDO DRUMMING (NOV-APRIL)

Wed, 10:00; Ballroom
Equipment provided
Leader: Carol Kowalski (616) 340-4901, carolkowalski52@gmail.com

CHAIR YOGA/EXERCISE

Tues & Thurs, 10:00-11:00; Ballroom
Leader: Cynthia Beckwith (909) 767-1981, cabeckwith101@gmail.com

CREATIONS (ON SUMMER HIATUS)

Tues, 11:00-2:00; Ballroom
Leader: Cherylene Martin

FINANCE COMMITTEE

Chair: David Niles

This advisory committee assists the Board of Directors with the financial oversight of Lakeside Landings Master Association. The Committee helps the Board develop the annual budget, monitor financial performance, plan for reserves, strengthen internal controls, and review the Association's financial statements.

FINING COMMITTEE

Chair: Wendy Calloway

This committee is an independent body of at least three members appointed by the board of directors to review and approve or reject fines proposed by the board for violations of the association's governing documents (such as the Declaration, Bylaws, and Rules and Regulations).

9. FUN, GAMES & COMMITTEES (CONT'D)

LADIES LUNCHEON

Monthly lunch at a local restaurant.
Sign-up in Lobby of Clubhouse
Dates vary (3rd Wed or Saturday)
Leader: Brenda Brown

NEIGHBORHOOD WATCH COMMITTEE

Chair: Joanie Schnepfe (214) 606-0075; jeschnepfe@gmail.com
Vice Chair: - Gerry Dietrich (352) 516-7797; HOAdirectMelroseGardens@gmail.com

This Committee exists to promote the safety and security of Lakeside Landings residents, guests, and common property by encouraging neighbors to look out for one another, to be aware of their surroundings, and to promptly observe and report suspicious activity, hazards, and emergencies to the appropriate authorities. The Committee works to deter crime through visibility, awareness, and education — never through confrontation or enforcement. At the Board's direction, the Committee may also support related community functions such as storm and hurricane preparedness and the opening and closing of community amenities and common areas.

PICKLEBALL

Mon, Wed, Fri & Sat – 8:30 AM
Leader: Skip Hines (586) 484-0176; piksme@yahoo.com
Meet courtside.

SOCIAL COMMITTEE

Chair: Jennifer Velez (917) 399-1339; jenvalez213@gmail.com
Liaison to the Board: Diane Musick (407) 973-3899, dimusick@aol.com

The Social Committee exists to plan, organize, and execute community events and social programming for Lakeside Landings Master Association residents. The Committee fosters community engagement, strengthens neighbor connections, and enhances the quality of life within the community.

BINGO (COMMITTEE)

3rd Friday 7:00 PM (Lakeside Landings Residents only, 18 Years or older)
Chair: Bill Ball
Vice-Chair: Mary Richter
Secretary: Irene Sanderson (352) 322-5358; isanderson2@yahoo.com

9. FUN, GAMES & COMMITTEES (CONT'D)

GAMES & CARDS *(ALL ACTIVITIES LISTED BELOW ARE HELD WEEKLY IN THE CARD ROOM UNLESS OTHERWISE NOTED)*

Leader: Jennifer Velez (917) 399-1339; jenvalez213@gmail.com

Member at Large: Lisa Little (757) 620-5659

- **Bunco**
1st Monday – 6:00 PM, Cardroom
Leader: Diane Musick (407) 973-3899
- **“Queens”**
Mon, 12:30
- **OPEN CARD PLAY**
Tues, 6:00 - Roger Dougherty
- **HISTORICAL BOARD & MINIATURES WAR GAMING**
2nd Wed – 5:00 - Timothy Frank
- **OPEN CARD PLAY - EUCHRE**
Wed, 6:30 - Lynn Jakubec (330) 907-8659, lmthorsson@yahoo.com
- **“Queens”**
Thurs, 12:30
- **OPEN CARD PLAY**
Thurs, 1:00
- **OPEN CARD PLAY**
Thurs, 2:00 - Roger Dougherty
- **OPEN CARD PLAY**
Thurs, 6:00 – Fred Girgenti
- **MAHJONG** *(National Version)*
Thurs, 1:00
- **Open Card Play**
Sat, 12:00 – Anthony Amalfitno

WATER AEROBICS

Mon, Wed, Fri – 10:00AM-11:00AM

Leader: Kim Cochran (407) 252-6454

Meet poolside.

9. FUN, GAMES & COMMITTEES (CONT'D)

WELCOME COMMITTEE

Will meet as needed.

Chair: Cindy Samp (352) 250-0733, samp_cindy@yahoo.com

Liaison to the Board: Lori Hines, (810) 858-4862; lori.hines10191@gmail.com

Members: Barb Musil, Irene Sanderson

CONNECTIONS MEET & GREET

Wed 7:00 PM; Card Room

Leader: Diane Musick (407) 973-3899; dimusick@aol.com

Chair: Cindy Samp (352) 250-0733; samp_cindy@yahoo.com

A newcomers Meet & Greet. Whether you're new to the community or just want to meet some neighbors, please feel free to join us. Low key fun with community tips and answers to some of your questions (or where to find them!)

YOGA (EVENING)

Tues, 7PM, Ballroom

Leader: Kim Cochran (407) 252-6454

10. COMMUNITY EVENTS

- We host regular events to bring neighbors together, such as:
 - Cabana Night (Monthly)
 - Typically held the last Saturday of each month.
 - Times will be noted 4-7 or 5-8. Neighbors gather at the Pool Cabana bringing a snack to share. BYOB. Often there is a theme and local entertainment.
 - They are generally sponsored by an HOA or resident(s).
 - The form to be a sponsor is available in the Clubhouse Office or on the Vine Portal website - Link: <https://www.vinemgt.com/en>
 - Sign-in to your Master HOA Account.
 - On the left menu, Click [Community Info/Community Documents/Documents](#).
 - Open the [Forms](#) folder and find this form: [LSL Cabana Night Procedures Form.pdf](#).
 - Fill out the form and obtain approval from a Master Board Member or the Master CAM.

11. EMERGENCY & LOCAL SERVICES

- **Police (Non-Emergency) - Wildwood Police: (352) 793-2621**
 - Emergency: Call 911
 - 8942 N. US301, Wildwood, FL 34785
 - Office: (352) 330-1355
- **Fire Department** (*Service provided by The Villages Fire Dept*):
 - Emergency: Call 911
 - Non-Emergency: (352) 205-8280
 - 2455 Parr Dr, The Villages, 32162
- **Nearest Hospital:**
 - Emergency: Call 911
 - UF Health Spanish Plaines
 - Phone: (352) 751-8000
 - 1451 El Camino Real, The Villages, 32159
- **Nearest Walk-In Clinic** (for non-emergency treatments)
 - AMERICAN URGENT CARE & WALK-IN CLINIC
 - 601 Gray Ave, Wildwood, 34785
 - Hours: 9A-9P Everyday
 - Phone: (352) 399-2422
 - Website: <https://american-urgentcare.com/>
- **Emergency Vet**
 - Villages Urgent Vet Clinic
 - 4056 Wedgewood Ln, The Villages, 32162
 - Hours: M-F 3P-11P; Sat & Sun: 10A-11P; Holidays: 12P-8P
 - Phone: (352) 829-7800
 - Website: <https://urgentvet.com/location/the-villages-fl/>
- **Libraries** (Sumter County)
 - Website: <https://www.sumtercountyfl.gov/90/Library-Services>
 - Closest locations are:
 - Pinellas – 7375 Powell Rd, Wildwood
 - Belvedere – 325 Belvedere, The Villages

12. EMERGENCY & LOCAL SERVICES (CONT'D)

- **Sumter County, FL**
 - 7375 Powell Rd, Wildwood, 34785
 - Phone: (352) 689-4400
 - Website: <https://www.sumtercountyfl.gov/>
- **Utility Providers:**
 - Electric
 - **Duke Energy**
 - Phone: (800) 700-8744 7AM-7PM
 - Website: <https://www.duke-energy.com/home>
 - Lakeside Landings Water/Sewer & Garbage (Solid Waste)
 - Services provided by the **City of Wildwood**
 - Phone: (352) 330-1336
 - Website: <https://www.wildwood-fl.gov/utilities>
 - Cable/Internet
 - Xfinity
 - Phone: (855) 870-1311
 - Website: <https://www.xfinity.com/learn/internet-service>
 - Quantum Fiber
 - Phone: (833) 250-6306
 - Website: <https://www.quantumfiber.com/>
 - Gas (not available)

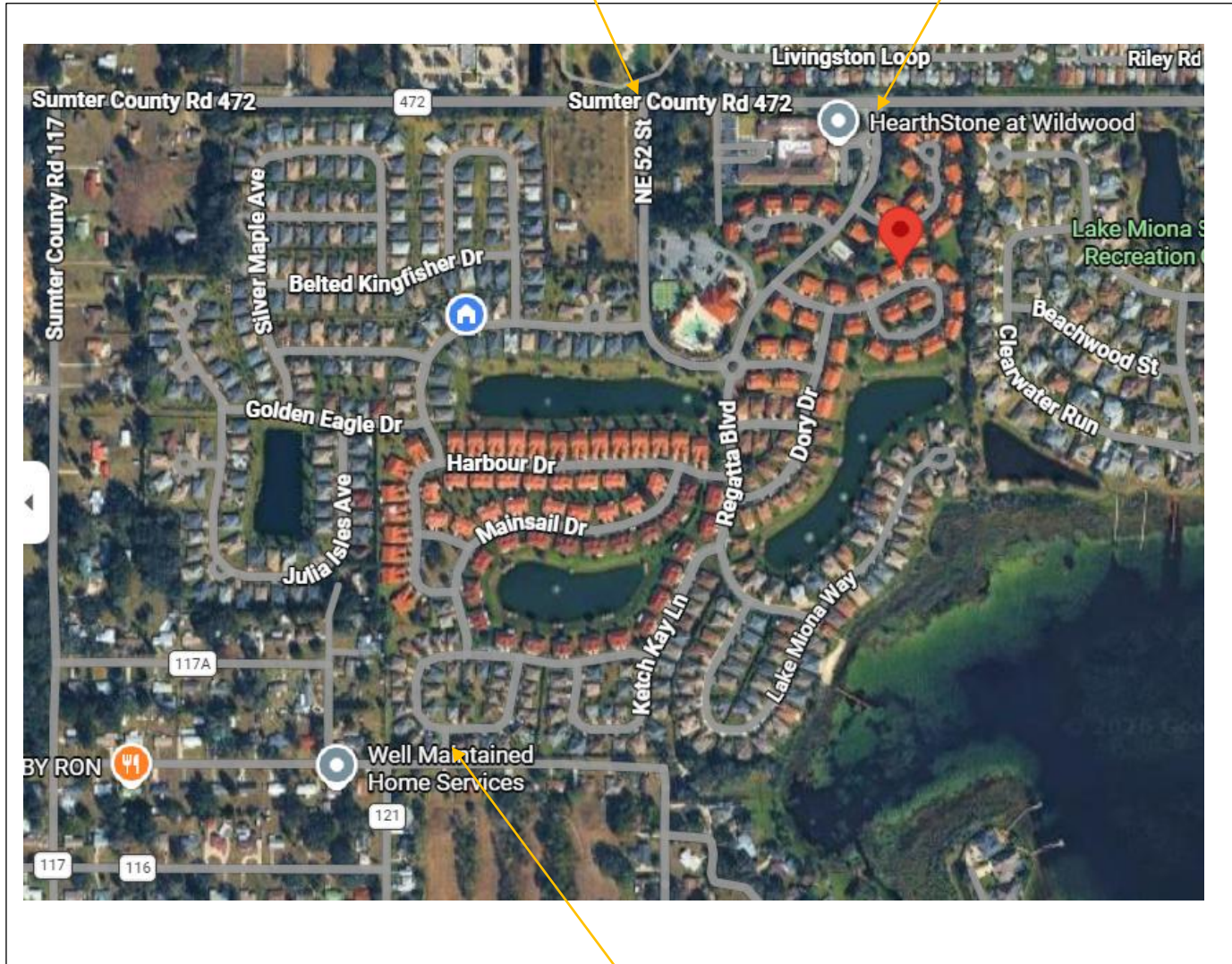
We hope you find the information in this Guide useful in navigating your new home/community. This is a "living document" which will be updated periodically based on new/changed information.

If you have general questions not covered in this document, or suggestions for additional items/information to be added, contact Welcome Committee Chair: Cindy Samp 352-250-0733: samp_cindy@yahoo.com.

MAP OF LAKESIDE LANDINGS

Closed (Construction) Entrance

Front Entrance off
Rainey Trail (CR472)



Rear Entrance

Revision Log

Date	Page #	Section	Description
8/29/26			Final approval received from the Master Board