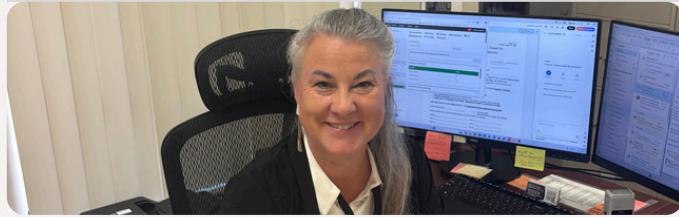




February



Introducing Our New Assistant Community Manager

We are pleased to welcome Margaret as the new Assistant Community Manager for Fountain Lakes. Born in Poland, she moved to the United States in 1989 and later earned a bachelor's degree in Hotel Management in New Jersey. Her early career as a Trade Show Manager took her across the country and around the world, giving her valuable experience in organization, communication, and customer service.

She went on to marry, raise two children, and successfully run both a cleaning service and a trucking business with her husband for twelve years. In 2019, she served as a bone marrow donor for a family member at the Moffitt Cancer Center, and during that time she fell in love with Florida, eventually relocating to Naples.

Her diverse background, strong work ethic, and genuine desire to help people make her an outstanding fit for our community. Please join us in welcoming her to Fountain Lakes.

Hey neighbors!

With our upcoming HOA board election just around the corner, we wanted to take a moment to remind everyone why casting your ballot really makes a difference in our community.

Think about it – the decisions made by our HOA board directly impact your daily life and property value. From maintaining our common areas and setting the annual budget to establishing community guidelines and planning future improvements, these elected volunteers shape the place we all call home.

Unlike national elections where your single vote might feel like a drop in the ocean, HOA elections are where individual votes truly count. With typically smaller voter turnout, your participation carries real weight in determining who represents your interests and priorities.

Getting involved is simple! Start by learning about the candidates by reviewing their platforms and attending any candidate forums. When you're ready, submit your ballot whether by mail, proxy, or in-person (check your election packet for specific details). And don't forget to encourage your neighbors, friends, and family in the community to vote too.

Why Master Covenants Matter

Master Covenants are the legal foundation of a homeowners association. They define how the community is governed, how common property is maintained, and how responsibilities are shared among the master association and its sub-associations. By setting consistent standards, Master Covenants help protect property values, promote fairness, and reduce disputes. They also provide continuity over time, ensuring that decisions are guided by established rules rather than changing boards or individual preferences.

2026 Master Board Elections

January 19, 2026. Should have Received
The first notice of the upcoming election was sent to all owners at their address on file. For part-time residents, this may be your summer address.

February 8, 2026

Intent to run- Residents who wish to run for the Board must submit a Notice of Intent to Run by this date.

February 13, 2026

Candidate Information Sheets Due

February 16, 2026

Candidates forum @ 6:00 pm Community Center hosted and moderated by Pegasus Mgt.

February 18, 2026

The second notice will include candidate information for voting. If your candidate information was received late or is incomplete you will not be listed as a candidate. Copies of the candidate sheets and proxy forms will be available.

Important Notes:

- Notice of Intent to Run forms are recommended for all candidates.
- Candidate information and proxy materials will be mailed to the owner's address on file.
- Questions regarding the election or submissions can be directed to the HOA office.

Last Month in Pictures



Hole in one congrats Kelly



Hole in one congrats Joe

Fountain Lakes Market Report



Happy 2026 Fountain Lakes Neighbors. I hope the new year is off to a great start for you. Well, 2025 was a nice bounce-back year after a sluggish 2024 for Fountain Lakes Real Estate. Fountain Lakes had 19 single-family homes close in 2025, compared to just 12 in 2024. Still below our last pre-covid year of 2019, which saw 26 single-family homes close but a great improvement! Villa sales bounced back even more, doubling year over year with 12 closed sales in 2025 vs 6 in 2024 and even surpassing 2019, which saw 9 villas close. In terms of prices, the Median Single-Family Sales Price in 2025 was \$485,000 vs \$452,500 in 2024 vs \$312,000 in 2019. The Median Villa Sales Price in 2025 was \$329,000 vs \$328,500 in 2024 vs \$216,000 in 2019.

Sean Lorch

All info has been sourced for the SWFLA MLS and does not include off-market sales.



FOUNTAINLAKESTERO.COM

BOARD MEETING 3RD WEDNESDAY EVERY MONTH COMMUNITY CENTER



FOCUS ON A RESIDENT REGIS & SALLY SEXTON

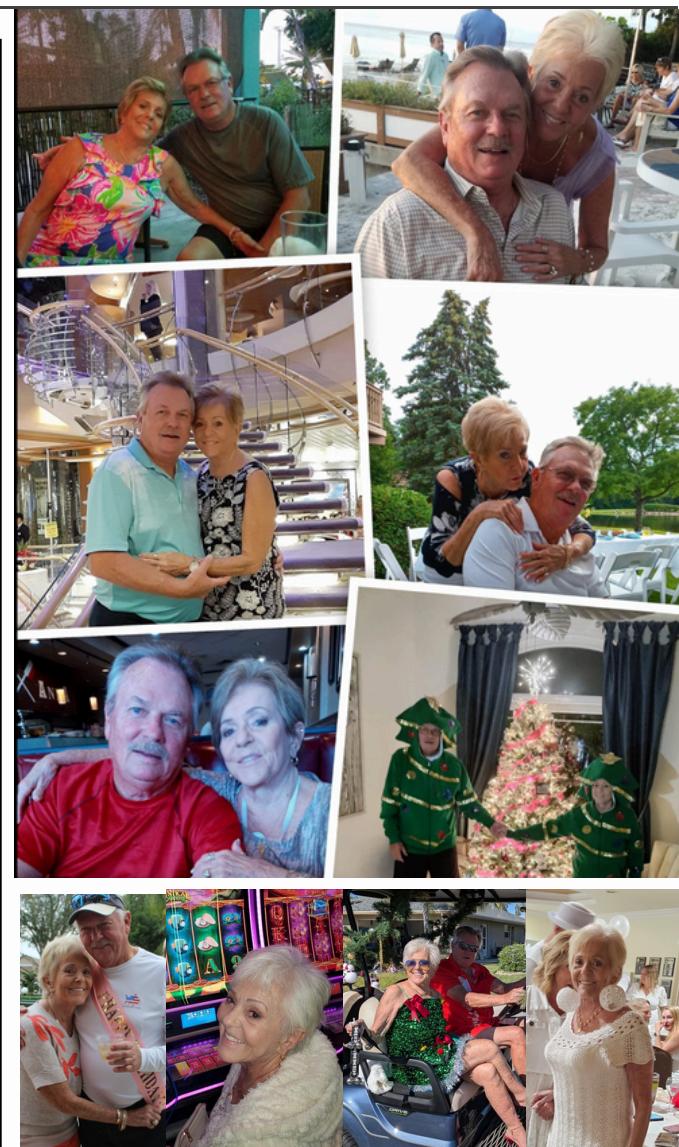


We tried several times to write an article about the Sextons, and each time it quickly grew far beyond what the FLASH can reasonably accommodate—even if we devoted several months to it.

Regis and Sally have been a force in Fountain Lakes since the day they arrived, first at the Villas and later in their home on Island Lakes Drive. When I reached out to others for help with this story, the responses came fast and furious, each with its own memorable moment and contribution.

In the end, we decided the best way to tell their story was not with more words, but through pictures. We hope you enjoy the Regis and Sally story as much as we did putting it together.

Thank you to everyone who contributed photos and memories in honor of this remarkable couple.



FOUNTAIN LAKES SPORTS LEAGUES ARE IN FULL SWING!



FOUNTAINLAKESESTERO.COM



Did You Know?

Pegasus Management has launched a new and improved website that puts all your community information in one convenient place. To get started, follow the directions below.

After you're established, you can quickly see if any payments are due and even make payments directly through the portal. From the Master Association page, residents can also review financial reports, outstanding bids, paid contracts, committee agendas and minutes, as well as board meeting agendas and minutes.

There is no reason a resident cannot be fully informed about the activities of either the Master Board or their sub-association. The Pegasus portal is also a valuable tool for downloading important documents and for reviewing and better understanding our rules, regulations, and governing documents—all in one easy-to-access location.

Why This Matters:

An informed community is a stronger community. The Pegasus portal gives every resident transparent access to information, helps answer questions before they arise, and makes it easier to stay engaged with how our associations are governed.

INSTRUCTIONS TO SET UP YOUR ACCOUNT

Step 1: You need to register for an account for one of your units, at <https://pegasuspm.cincwebaxis.com/>

Step 2: Click Register

Step 3: Please put the PROPERTY address that is managed by Pegasus to be assigned to the correct account.

Step 4: Hit REGISTER – It could take up to 24 hours for you to get an email back with your password in it.

Step 5: After you receive your password, you need to log into the system. You will then see your name in the upper right-hand corner, hit the triangle, and it will say My Profile, Switch Account, and Log Out. Select switch account

Step 6: The below picture will pop up, select Register an Additional Property

Switch Account

SELECTED ACCOUNT

User Name: Susan Anderson

Account : *TEST1790SHC

Association : *Test Training Association

Address : 1790 Sunhill Court

Unit :

Step 7: Fill out the information requested and then hit submit. Your account number can be found on your statement. It could take up to 24 hours for the two accounts to merge.

Step 8: When you log in and hit the triangle by your name

Switch Account

SELECTED ACCOUNT

User Name: [REDACTED]

Account : [REDACTED]

Association : [REDACTED]

Address : [REDACTED]

Unit :

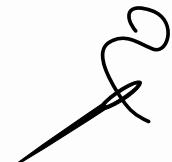
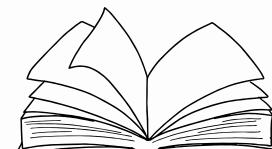
SELECT ANOTHER ACCOUNT

Account : [REDACTED]

Association : [REDACTED]

Address : [REDACTED]

Unit :



Fountain Lakes Community Craft Fair

The Fountain Lakes Community Craft Fair will be held on February 21, 2026, in the Fountain Lakes Clubhouse, from 9:00 a.m. to 2:00 p.m.

Resident crafters are invited to participate in this year's event. We already have more resident vendors signed up than in past years, and there is still room available.

If you are interested in participating, please include the following information:

- Name
- Email address
- Type of craft you will be displaying

For more information or to reserve a space, please contact:

Csonka117@gmail.com

We look forward to another successful community event.