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Volume 30, No. 3

LakeForestDaphne.com

March 2020

# Annual Meeting March 26, 2020

## VOTING INSTRUCTIONS

### ELECTIONS FOR LAKE FOREST PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS

#### 7 P.M. AT THE YACHT CLUB

Persons entitled to vote in elections for Lake Forest Board of Directors candidates must be property owners designated in good standing as defined by the Bylaws of the Association. Their status will be confirmed thirty days before the election. The owners in good standing are entitled to one vote per property owned in Lake Forest.

At least thirty-one

(31) days before the annual meeting, each owner will receive a Number 10 envelope, containing three pages and a Number 9 envelope as follows: 1) Detailed voting instructions for completing and returning either the Proxy or the Ballot; 2) Proxy; 3) Ballot; and 4) a folded Number 9 envelope with the return address of the property owner. A signature line will be included on the

envelope under the return address. PLEASE NOTE: The signature must be included on the outside of the Number 9 envelope.

The property owner will return only one page to the office. If the owner chooses to allow the listed proxies to act as his representatives and vote on his behalf, then he must completely fill out the Proxy, filling in the appropriate information along

with his initials, Unit Number, Lot Number, Signature, and Date in the designated spaces. He will return that page in the sealed Number 9 envelope as indicated.

If the property owner chooses to vote for the candidate(s) of his choice, he will use only the Ballot. Again, he must fill in all the requested information in the designated spaces in order for his vote to be counted. The Bal-

lot must be returned in the sealed Number 9 envelope to the office as designated.

NOTE: All requested information must be furnished in the designated spaces, both on the outside of the envelope and on the either the Ballot or the Proxy. Remember to use just one.

The sealed Number 9 envelope containing the Ballot or the Proxy must be delivered in

person to the LFPOA office, must be mailed by first-class mail, or must be delivered in person at the annual meeting on March 26, 2020. ONLY ORIGINAL BALLOTS OR PROXIES WILL BE ACCEPTED. THE BALLOTS OR PROXIES MUST BE IN THE SEALED ENVELOPE SENT FOR THE PURPOSE OF RETURNING THE DOCUMENT.



Some interesting facts and traditions surround St. Patrick's Day. Patrick was thought to have been born in Scotland to a wealthy family. He was born Maewyn Succat and was kidnapped at the young age of 16 and taken to Ireland as a slave. History tells us that he escaped captivity and was told by God to flee to the shore, where a boat would be waiting for him to return to his village in Scotland. He did arrive back, but he didn't stay.

Eventually, he landed in Ireland as a priest using the name Patrick and remained dedicated throughout his life converting the Irish,

who practiced Celtic paganism. Although his works were considered saintly he was never officially canonized a saint.

It wasn't until the 1970's that the celebration of his life was marketed for holiday and tourism purposes in Ireland. For in the years past, it was a religious holiday where all the pubs in Ireland were closed. Say what? Now, millions of people celebrate this feast day — whether they are Irish or not. We all like to feel a little Irish, especially on St. Patrick's Day!

**JOIN US FOR OUR FEAST AT THE LAKE FOREST**

#### YACHT CLUB FOR CORNED BEEF AND CABBAGE

The tradition of eating this feast on St. Patrick's Day comes from difficult times when Irish immigrants who fled to America could celebrate, even if they had to substitute beef for pork and cabbage for potatoes. Times were hard but with the will and desire to celebrate St. Patrick, nothing stopped the celebrations and remembrance of his good works and deeds.



## Fun Facts

83% of people celebrate by wearing green on St. Patrick's Day.

34.7 million U.S. residents claim to be of Irish descent.

There are 16 places in the United States named Dublin.

A crystal bowl full of beautiful shamrocks if given by the president of Ireland to POTUS each St. Patrick's Day.

And an undisclosed number of people celebrate in the spirit of the Irish by consuming green beer.

**HAPPY ST. PATRICK'S DAY!**

Be of good cheer enjoying cabbage and green beer at our beautiful yacht club on the bay.

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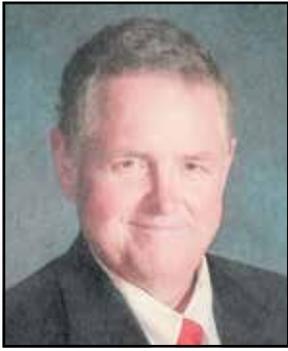
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# “Remembering Captain Hal Pierce”

Notes from the President LF POA March 2020  
Written by John Lake

I would like to take the opportunity to remember a wonderful man who passed away just this last month. Captain Hal Pierce was the official Sea Lord from Mobile but he was also a past president of the Lake Forest Property Owners Association. Fondly, I recall one of the first times I had the honor of speaking with him. Captain Hal Pierce came before the city council and requested help from the city to assist Lake Forest in presenting our first 4th of July event. Captain Hal had the city working with the Lake Forest Property Owners Association to present the most spectacular fireworks show on the Eastern Shore. I remember how Captain Pierce obtained a barge and feverishly worked throughout the day making sure that everything was just perfect. It was important to him to show our community that one of our shells, our bright lights, could reach clear across the bay for neighboring Mobile viewers to enjoy. It was a fireworks event but also an event for the Lake Forest Yacht Club, one of the most beautiful places in our area. Captain Pierce was one of those individuals who fully appreciated the majestic view from Lake Forest Yacht Club and marveled in its serenity. He was aware of its potential and personally took an interest in what Lake Forest is and could be. So often in public life, we hear individuals complain. Captain Pierce was just the opposite- a solution based man, a visionary who gladly worked and reached far and wide to reach accomplishments. Captain Hal Pierce was a key player in the Lake Forest dredging project in the nineties. As a doer and not a complainer, he worked through



John Lake  
President, LF POA

the process of lengthy paperwork to help make a change. He made big differences. He mattered in things great and small to Lake Forest. We have so many people in our community who are doers but we also have so many who would like to complain. Everyone gives of themselves in different ways but I'm personally drawn to the people who live to give and give by doing. When Captain Pierce came before the council he always had something he was passionate about and working toward. When you look at the Middle Bay Lighthouse in Mobile Bay, his hands and his heart were involved. This too he helped preserve, as a doer does. He served on the board of the USS Alabama as well. He was always hard at work and has left his mark from one side of our beautiful bay to the other. Captain Hal Pierce had so many passions and wanted so much to happen. His dream of bettering Lake Forest community and Lake Forest Yacht Club was one of those passions. One of the board members recently told me that she was looking forward to having him present when the dredging project was completed. In these times of political strife and the coming year, I hope that everyone will look to people who are doers, not to the people who are sideline complainers. We in Lake Forest have so much and so many people that care about our community. Let's make it a better community for the next generation and not just for ourselves. Let's look at Captain Hal Pierce as inspiration for a better future in the place we call home. Until next month please get to know your neighbors and learn to enjoy your community.

## LAKE FOREST DIRECTORY A Covenant Restricted Community

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[www.lakeforestdaphne.com](http://www.lakeforestdaphne.com)

Office Hours.....	8 a.m.-4:30 p.m.
Administration Office .....	626-0788
General Manager .....	626-0788
19th Hole .....	626-4520
Golf Pro Shop .....	626-9324
Yacht Club .....	626-9329
Horse Stables .....	251-210-8819
Tennis .....	626-9696
Icon Management .....	239-561-1444

### BOARD OF DIRECTORS

**John Lake (2017-2023), President**  
[johnlake3@att.net](mailto:johnlake3@att.net)

**Victoria Phelps (2015-2020), Vice President**  
[vjphelps@lakeforestdaphne.com](mailto:vjphelps@lakeforestdaphne.com)

**Mary Ann Hampton (2015-2020), Treasurer**  
[maryann@mahamptonlaw.com](mailto:maryann@mahamptonlaw.com)

**David Duiett (2018-2023), Secretary**  
[d.dueitt@lakeforestdaphne.com](mailto:d.dueitt@lakeforestdaphne.com)

**Mike Morgan (2018-2023), Sergeant at Arm**  
[wcfan66@yahoo.com](mailto:wcfan66@yahoo.com)

**Ed Kirby (2016-2021)**  
[e.kirby@lakeforestdaphne.com](mailto:e.kirby@lakeforestdaphne.com)

**Mark Boyles**  
[mjboyles@gmail.com](mailto:mjboyles@gmail.com)

**Food and Beverage Director**  
**Kevin Williams** ~ [foodandbev@lakeforestdaphne.com](mailto:foodandbev@lakeforestdaphne.com)

**Editor**  
**Michael Albrecht** ~ 648-3952

Articles should be emailed to [lakeforestccc@lakeforestdaphne.com](mailto:lakeforestccc@lakeforestdaphne.com) no later than the 10th of each month. Call if you have any questions.

LAKE FORESTER  
A monthly newsletter for all LFPOA members

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# GOLF PRO SHOP *News*

Submitted by Brian L. Barker, PGA  
Head Golf Professional

We saw a little bit of every type of weather condition in the month of February, and made it through with tremendous success. Now we look forward to the start of a very busy tournament season in the months of March and April. We will host numerous outside events during these months starting with the Pin Seekers Golf Association of Pensacola, visiting us for the first of three events this year on Monday, March 2. We will host a smaller outing (tee times from 11:00-11:48) on Saturday, March 7th, before the Senior Couples and the MGA host their St. Patrick's Day tournaments on Sunday, March 15 and Saturday, March 21 respectively. Saturday, April 4 we will play host to 70 – 80 players (9 a.m. shotgun start)

that will join us for their second time of the year. We will keep you updated in the April issue for further events scheduled for April. Two free golf clinics will also be offered in April for anyone wishing to improve their game or simply begin a new golf experience that I guarantee won't be forgotten too quickly. More information will follow in April's issue.

Don't forget all of our great league play. All our leagues play every month, even through the winter.

- Men's Golf Association
- Ladies Golf Association
- Senior Couples Golf Association

We give a shout out to Kal, Jake and the entire staff that work so diligently, and with great effort to continue to improve conditions around the facility. Thank you guys! It looks great out there!

## "Golfers Special"

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*This coupon is good Tuesday - Sunday. Course is closed on Mondays.*



# Lake Forest Yacht Club

March will be full of events at the Yacht Club! First and foremost will be the Lake Forest Property Owners Association Annual Meeting on March 26. Be sure to mark your calendar for this informative annual event. The Yacht Club will be closed for regular business this day.

March is also the start of our Concert Series at the Yacht Club every Saturday night starting around 7 p.m. on the deck. Come on down and enjoy some great food and drinks while relaxing with some of the best local artists around. Please see the list of Acts on page 14. Come early and enjoy our happy hour from 4 to 6 p.m. while watching the best sunset on the Eastern Shore!

March also brings us St Patrick's Day. We will be offering Corned Beef and Cabbage on Tuesday the 17th. If you can't make that we will also be offering a full Irish Buffet On Thursday The 19th. Come on down to the Yacht Club and get your Irish on with \$2 green beer and all your Irish food favorites.

Our beer of the month for March

will be Shock Top. Shock Top is a spiced Belgian-style wheat ale with real orange, lemon and lime peels, and then added a little coriander spice to the mix. This uniquely-crafted and award-winning ale is unfiltered to create a brew that is naturally cloudy with a light golden color and a smooth, refreshing finish. A great beer for enjoying the start of spring!

Our new Chef Clint with the help of Curtis is putting out some great new dishes! If you haven't been down to your Yacht Club in a while I suggest you come on down. Every Friday night Clint will be featuring something new for you to enjoy. He's been getting some rave reviews for his dishes. So keep an eye out each week to see what he's cooking up.

Also, we have Easter fast approaching. We will be having our Annual Easter Brunch at the Yacht Club and also the Easter Egg Hunt at the 19th Hole. Details about these events will be coming soon.

Hope to see you soon down at the Yacht Club.

Stop by the Lake Forest Pro Shop for great deals on everything you need to master the game. Balls and tees are always in stock, along with equipment you need to score a hole in one. For more information, call 626-9324.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5 YC Seafood \$15.95	6 Yacht Club Karaoke 7PM	7 Bust Duo Live 7PM
8	9 YC and Golf Closed	10	11 YC Bingo 6PM BOGO Burger	12 YC BBQ \$9.95	13 Yacht Club Karaoke 7PM	14 Brittany Grimes Live 7PM
15	16 YC and Golf Closed	17 St. Patricks Day	18 YC Bingo 6PM BOGO Burger	19 YC St. Patrick's Day \$12.95 Work Session 19th Hole 7PM	20 Yacht Club Karaoke 7PM	21 Randy Boyette Live 7PM
22	23 YC and Golf Closed	24	25 YC Bingo 6PM BOGO Burger	26 YC Closed for Annual Meeting	27 Yacht Club Karaoke 7PM	28 Soushine Duo Live 7PM
29	30 YC and Golf Closed	31	YC Bingo 6PM BOGO Burger		Yacht Club Karaoke 7PM	

[www.Lakeforestdaphne.com](http://www.Lakeforestdaphne.com)

Be of good cheer and celebrate with green beer.  
Corned Beef and Cabbage and \$2 green beer on March 17



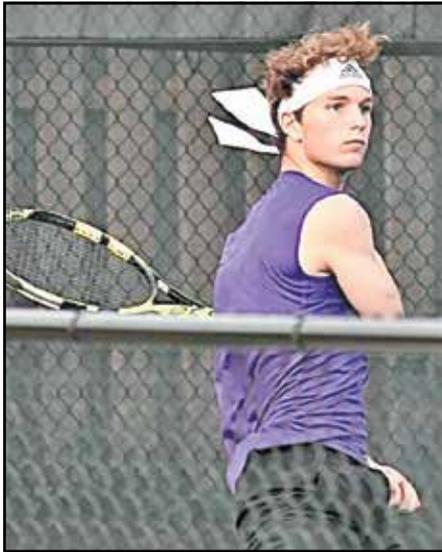


# Lake Forest resident Matthew Brooks signs with The University of Mobile

Submitted by: Michael Albrecht, USPTA  
Head Tennis Professional

As one of Matthew's coaches and his first coach, I am very proud to share that he has signed with the University of Mobile, starting in the fall of 2020.

Matthew started playing tennis here at Lake Forest over 10 years ago! Our first USTA tournament together brings fond memories as this young man grew from a recreational player to being on the Alabama state team for USTA-five years. He has also been the number one seed on the Daphne High School Tennis team five years and lettered six years. Some other accomplishments include All County, two times state qualifier, and MVP South-All Star Game. When Matthew is off the court, he enjoys traveling to Leadership Retreat and enjoys participating in mission trips with the Summer Choir Tour. Before beginning a new chapter at the University of Mobile, Matthew will graduate



with an Advanced Placement Diploma from Daphne High School. Matthew is also helping out on the courts with our junior program by mentoring some of the younger players. He is setting quite an example for all our college bound Uber Junior players.



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# Lake Forest Garden Club



Hostesses for February 2020 meeting. Judy Simpson, Maddie Rodriguez, Karola Buysse and Linda Crowell. Thank you ladies!



Melissa McCarty gave the February program for the Lake Forest Garden Club. She is a Master Gardener. She addressed the various things to consider in planting a butterfly garden.



Judy Baust giving our Inspiration. She always has something to make us laugh as well as inspiring us.



## LAKE FOREST GARDEN CLUB

Founded June 21, 1961

New members and guests are always welcome!

Meetings are at 10 a.m., the first Thursday of each month, September through May, at the Lake Forest Yacht Club.

"Check-in" begins at 9:45.

Our focus is the beautification through gardening of our homes, Lake Forest, and the surrounding community.

Meetings generally include a guest speaker on cultivating plants appropriate for our lower Alabama climate.

Members have a wide range of gardening experience, from the beginning novice to the master gardener.

The Lake Forest Garden Club sponsors the Quarterly Landscape Award, given in recognition of homeowners' work and care of their yards.

Please join us at our next meeting to make new friends and learn more about gardening in our area!

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# CANDIDATES PROFILES

## Mark J. Boyles

My wife, Jill and I live at 140 Rolling Hill Dr. directly on the number three tee box of the golf course with our youngest daughter, Cara. We have two older daughters, Rachel and Megan who are married and live in Chapel Hill, NC and Atlanta, GA respectfully. Rachel has three boys who visit us during the summer each year.



I have lived in lake Forest several times, once on Creekside Dr., on Monclair Loop, and currently on Rolling Hill. When I lived on Creekside Dr. the clubhouse and facilities were already falling into disrepair, but even so, the amenities were wonderful, I ate at the restaurant and the yacht club and played golf often on the lake nine. Sadly, I accepted a transfer to South Carolina with my employer and left Lake Forest for ten years.

Jill and I specifically wanted to return home to this area and I was able to secure employment here seven years ago. We looked around the area and quickly decided that Lake Forest is indeed where we wanted to be. The location and the amenities of Lake Forest simply can't be beat.

Jill and I soon began playing tennis at Lake Forest with Jill taking lessons. Cara has attended tennis camp, golf camp, horse camp, and used the pools regularly. We continue to love living here in Lake Forest and want to see it returned to the condition it was in when built and improved for the future.

As you can see below, I am an experienced engineer with extensive departmental and project management experience. My education included the engineering disciplines, and extensive business classes such as accounting, marketing, human relations, and organizational management.

Jill has a liberal arts degree with concentration in History and teaches mathematics and science at The Renaissance School of the Eastern Shore where they specialize in children with learning issues such as dyslexia, and dysgraphia.

Cara is 13 and going into her Freshman Year at Bay Shore Christian School where she is a cheerleader and on the softball team.

**INTEREST IN LAKE FOREST BOARD:** Our family loves living in Lake Forest. The community and amenities are beyond compare. I would like to use the education and skills I have to help Lake Forest improve into the future and remain the wonderful place it has been to me.

### EXPERIENCE/SKILLS SUMMARY:

**Instrumentation:** flow, pressure, vibration, position, consistency, viscosity, shear force, weight, strain, pH, velocity

**Motion Control:** constant speed motors, variable speed, motors, hydraulics, pneumatics,

**Programmable Controllers:** Allen-Bradley (PLCS Series, SLCS Series, PLC2 Series, ControlLogix, CompactLogix), Modicon (984 Series, Quantum), Omron (C200 & C1000)

**Distributed Control Systems:** Honeywell TOC, Honeywell TPS, Honeywell Plantscape, Honeywell Experian PKS, Emerson Ovation (Unix and Windows) HMI/SCADA Software: InTouch Wonderware, Intellution, RSView, USData, Plantscape

**Mechanical:** Conceptual Machine Design, Detailed Machine Design (drives, formed metals, machining, assemblies)

**Electronic:** Digital Circuit Design, Microprocessor based design (CDP1802, MC6800, MC6811, MC68000 Series), Analog Circuit: Design

**HVAC and Environmental Controls:** Scubbers, Treated Carbon Absorbers, Chillers, Cooling Towers, Packaged AC units (water and air sink), Dessicant drying systems, refrigerant drying systems, pressurized building controls, tailored toxic contaminate removal systems, high reliability and high availability systems

## Alex Godfrey

I am a results-oriented, detail-driven professional with a broad range of experience. I have consistently proven myself to be an effective leader and problem solver. Throughout my career, I have worked closely with the public, and place community values in high regard. Through my position as GIS Analyst for Daphne Utilities, I have worked closely with many Lake Forest residents and personnel. Recently I joined the Lake Forest Lake committee where I collaborate with Mathew Laws to create and analyze different maps of current and future lake plans.



I am a native of the Eastern Shore, and a graduate of Fairhope High School. I completed my bachelor's degree in Business Management from Auburn University in 2010. I currently reside on Country Club Dr. with my wife, Brittany, and our three children, Jaxon, Nola, and Cameron. As a proud resident of Lake Forest, I look forward to furthering the community's growth and success.

## Eve Gray

Increasing transparency, heightening accountability and improving project management are the primary reasons I'm running for the LFPOA board.



As a small business owner, I believe in actively contributing to the community.

I was a founding homeowners association member and helped draft the initial bylaws for a golf course community where I lived previously. In addition, I was a consulting designer on HGTV's "Designed to Sell" home improvement program.

My experience as an HOA board and bylaws committee member and my construction management and interior design experience of more than 15 years fill critical needs on the board at this time.

Most of all, I will bring objectivity and common-sense management. Among my priorities:

- Establishing clear processes for board governance, interaction with our management company and public participation;
- Partnering with board members to improve communication with residents;
- Embracing open government concepts; and
- Promoting member involvement in POA activities.

During my business career, I have managed more than \$30 million in construction and renovation projects, through my interior design firm or through construction and engineering companies.

I believe in contributions, not confrontations. Not "us" against "them." We are all "us." As a member of the long-range planning and social committees, I have contributed to the yacht club renovation plans, the Halloween Trunk-or-Treat and the Breakfast with Santa.

I am a member of City Hope Church, am married to Tom Opdyke, have three adult children and two grandchildren.

Three cats and a black Lab are the only children at home these days, which allows more time for baking, home improvement, furniture renovation and a commitment to the Lake Forest board.

As a community, we are experiencing a renewed enthusiasm for our property owners association and its work. I'm thrilled to see the level of participation, and I want to be part of the leadership team that creates a thriving and prosperous community for adults and children.

When I visit your neighborhood, I hope you will tell me how we can partner to keep Lake Forest moving forward.

For more information, please visit @electevegray on Facebook.



## YOU'VE GOT *mail!*

We appreciate the efforts of our residents to improve the image of Lake Forest. One way this can be done is by replacing old and dilapidated mailboxes. If for any reason you would like to purchase a mailbox like the one pictured above, or have a leaning Vandalet Mailbox straightened, please email tomasinawerner@gmail.com or call 626-0227. This service provides removal of the old post and box, installation of the cast iron post in concrete and placement of the house number on the mailbox.

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## Gary Gray

After thoughtful reflection and deliberation, I have decided to stand for election to the Lake Forest Property Owners Board of Directors for one of the three vacancies. My wife and I have lived in Lake Forest for five years. Over the past year, I have watched with interest the peaks and valleys between the homeowners and board interactions. It has struck me we, as homeowners and vested members of our neighborhood, need to establish a positive and inclusive direction for ourselves.

I feel my past experiences with budget management, personnel, construction, and planning uniquely qualify me to assist in providing leadership and direction for our neighborhood. These experiences included running a college campus with an annual budget of \$12 million dollars, administering a 501(c) 3 college foundation with assets over \$8 million dollars, writing and reviewing numerous funded grants (local, regional, state and federal), along with other higher education positions. Examples of my past community involvement includes memberships and leadership positions on a hospital board (Gateway Regional Medical Center), United Way (St. Louis and Illinois) boards, Police Commissioner (Pontoon Beach, IL), Board Member and President of the local Chamber of Commerce (Southwestern Madison County Chamber IL), Board Director and President of the Granite City Rotary Club (2 time Paul Harris Fellow). I have been involved with memberships in fraternal organizations (Lambda Chi Alpha, Master Mason, 32nd degree Scottish Rite, Shriner (Ainad). I am currently “semi-retired” and perform consulting work for higher education institutions and a contractor to review federal grants.

I fully endorse the values of “servant leadership” as a model. I have always deemed myself as a responsible steward of the taxpayers’ money and return on their trust. I promise to do the same for our neighborhood management, dues, and infrastructure through a sound strategic plan to drive us forward.

I am asking for your support for one of the available positions. Thank you for your consideration in the upcoming election.



## Dale McGinnis

I have lived in Lake Forest since June 2017. I am semi retired, currently working as a facilities maintenance assistant at Faith, Family, Fellowship church in Spanish Fort where I am also a deacon. In my career I have had extensive experience dealing with government regulations, specifically the regulations for shipping hazardous materials, including training and certifying others to handle and ship hazardous materials. I have also worked as material control at a precious metals recycler. I kept all the production records which included balancing the books insuring that each production runs output matched its input. I was also responsible for the accuracy of the million plus dollar inventory in the vault.

I believe Lake Forest has a lot to offer, but currently the dues are too high and there is an adversarial relationship between the board and the residents, with the board trying to restrict access to the residents of the financials and even the decision process of the board. I believe the dues should be reduced and there should be as much transparency as legally possible and that the residents should be allowed input and to participate in the various committees. The power to amend the bylaws should reside with the residents, not the Board of Directors and that the bylaws should give decision making power to the members. I wish to serve on the board to help develop Lake Forest into the legacy that the next generation of homeowners and residents can be proud of.



## Jesse E. Oswalt

I was raised in the heart of the rural Mississippi Delta. All I knew while growing up was the railroad, the U.S. Postal Service and cotton. From middle school through collage I prepared for a career in Biomedical Research. However, after a tour with the U.S. Army, I accepted a position in the Medical field as a Cardiology Technologist in Memphis, Tn where the Cardiology Department Head convinced me that working with patients and people would be more personally rewarding than looking through a microscope all my life.

The fields of Diagnostic Cardiology and Cardiovascular Surgery were in their infancies. Working in a 2000 bed teaching hospital, I found myself developing procedures and protocols for the diagnosis and treatment of Cardiovascular diseases and hemodynamic disorders. I was on the teaching rotation for interns, residents and nurses in the field of Cardiology and consulted with equipment manufacturers in the development of Cardiac Monitoring, Cardiac Ultrasound, Nuclear Cardiology and Cardiac Assist Devices. I spent years “On Call”, to assist with emergency Cardiac Catheterizations, the implantation of pacemakers and other life saving devices while evaluating procedures, staff and myself to promote more efficient methods of care. I supervised a staff of 45+ nurses, physicians and technologist while managing a \$3,500,000/yr. capital and operational budget.

After 22 years working in patient care in Memphis, Tn and Pensacola, Fl, I was recruited into an international sales force with a Danish company that manufactured medical ultrasound equipment where I marketed to physicians, and hospitals both private and governmental for 4 years. The company was sold and I re-entered hospital administration in Mobile, Al for a period of 2 years. I was not able to work closely with patients as I had in the past. Insurance companies, pharmaceutical companies and governmental red tape monopolized my time.

Having enjoyed sales, I decided to completely change my career path and went into new car automotive sales before migrating to a used car management position and eventually into automotive finance management. My remaining years were spent in software development and software sales for the automotive industry before retiring.

My years in the armed services and civilian work force has allowed me to develop the skills and traits I will need to serve on the Board of Directors of Lake Forest Homeowners Association. The military taught me respect for experience but most importantly the significance of teamwork. Honor, pride, loyalty and devotion took on a whole new meaning. Working with patients and their families gave me a strong sense of compassion for those in dismal life changing situations. I learned empathy for those who felt like they were in helpless circumstances. Developing protocols, procedures and practices refined my organizational skills. Managing a multi-million-dollar annual budget taught me the importance of future planning. My sales experience gave me the insight, skills and traits necessary to help individuals and organizations accomplish their immediate and long-term goals. Being continuously “on Call” gave me the ability to endure and the stamina to persevere until my duties are realized.

However, I have never developed the ability to tolerate irresponsibility or the patience to accept laziness when executing one’s duty. From my earliest memories my dad inspired integrity. He always said “If you SAY you are going to do something, DO IT and if you do it, do it RIGHT the first time.”

I can’t promise that I will be the best Director that has ever served on the Board of Directors for LFHOA, but this I can promise. When elected, I can guarantee the property owners will always have a voice in attending the business of the Association. My platform is simple. The property owners of Lake Forest can rely on me to conduct business transparently with honesty, integrity, veracity and openness.



## Victoria Johnston (VJ) Phelps

U.S. Navy Veteran  
Surface Warfare Officer/ Project Manager/ Disaster Response/ Recovery Consultant/ Volunteer Victoria has been a Lake Forest resident and homeowner in Daphne since 2004. Currently, she is serving as an elected Board Director and Officer since 2015. As a former Military Engineering Officer in the United States Navy serving on Active Duty, she brings over 25 years of experience as a Senior Project Manager and Infrastructure Disaster Response /Recovery Consultant. She has successfully managed large groups of resources, complex engineering systems, civil and marine projects in worldwide locations in support of all types of diverse missions. Victoria believes the core foundation for success of our community is rooted in “Strengthened” Architectural Enforcement which is vital for continued improvement of our property values and for neighborhood stabilization.

She also believes the keys to having a successful “POA” are:

(1.) to have an efficient, effective, fiscally disciplined management team as our partners (2.) to continue to develop positive relationships with our Daphne City Officials (3.) to strategically plan to offer a vibrant amenity package for our members and their guests and (4.) to have future dues stability by increasing revenues at our existing amenity venues.

Over the last 5 years Victoria has worked to “retain, maintain, and improve” our full amenity package and grounds. She played a key role accomplishing several large POA renovation projects to our entrances, and generational improvements to Ridgewood, Montclair, Swim/ Racket Pools and Parks which have been enjoyed by many residents young and old. All were strategically planned and accomplished under established budget criteria.

Victoria pledges “to advocate, to coordinate, and to facilitate” community improvements, coupled with strategic and timely investments. If Selected to Serve by having “Your” continued Support Future Priorities are:

(1.) Build on past successes by improving “Fiscal Operations, Accountability and Transparency” (2.) Improve the Member Experience by improving “Service Performance” of our Golf Course, Yacht Club, Pools (3.) Complete Sidewalk Systems, continue Road Paving, Renovations of Yacht Club, Marina, and Lake (4.) Improve Entrances, develop a renewed “Central Amenity” concept and any other strategic possible partnerships

Victoria’s Lake Forest record includes being a catalyst for many “Wins” for Lake Forest over the last 10- years. With Board support she developed, drafted, and presented 3 separate infrastructure improvement presentations to city officials. The presentations combined with very active advocating and coordinating on our behalf has resulted in over \$20 Million Dollars of infrastructure local investment into Lake Forest. With amazing help from our City leaders and City staff projects were accomplished utilizing Grant and Ad Valorem dollars. These investments have made LF more walkable with our sidewalks, safer, and better integrated with Daphne. When combined with other POA sponsored projects have helped LF see a 40% rise in our property values since 2010. Items include: (1.) our beloved Sidewalk Trail segments and Streetscape with Median Improvements (2.) Road Paving Segments and Decorative Posts and Street Signage Improvements (3.) Marina Waterfront Improvement Grants, and Lease arrangements with Daphne which created “Central Park” (4.) Storm-Water Control Structures for D’Olive Creek, Tiawassee Creek and studies of our Lake and Dam.

Credentials include earning a dual BS Degree from Excelsior College of New York and from US NAVAL SEA Systems Senior Project Management College. Past Planning Commissioner for Daphne certified as an Alabama Land Use Ordinance Official. As a “Mustang” 35 Military Deployments for operations in Libya, Bosnia, Desert Storm, Desert Shield, Iraqi Freedom, and Global War on Terror. She has earned a reputation as a trusted partner for her Disaster Work contributions for the evaluation, and planning for many projects tied to the impacts from Hurricanes Ivan, Katrina, Rita, Sandy, Irene, Harvey, Alabama Tornadoes of 2011 and local Flood Event of 2014 for (27) disaster assignments in (11) States nationwide. Board member for Baldwin County Trailblazers, Beautification, and LF Improvement Committees.



## Carl Winners

It is my intention to volunteer my expertise and services services to the POA by running for the board. I am a two time resident of Lake Forest, from 1997-2001, and again from 2006 until today. In 2007 after retiring from a corporate position with a multinational corporation, I opened AAA Air Conditioning based here in Daphne. For the past eight years I have worked closely with Icon management to solve various problems and find cost effective solutions for our amenities. I have over 30 years of experience of relevant construction and facilities maintenance oversight and have formal electrical training. I worked for Fuji Photofilm USA in Indiana where I was responsible for a facility of over 200 employees and over 5 million dollars in sales. I have built new production facilities, retail stores in strip centers and malls and recently been involved in historic home renovations in Mobile. I have worked with municipal treatment plants and region 5 EPA on commercial discharge solutions. I have regular dealings with the local regulatory agencies including the Daphne Building Dept. and the Fire Marshall. Further since I have opened my own company and had a continuing relationship with Ikon Golf, no one has a more hands on view of our facilities, their condition and what can be done to refurbish them. My goal would be to complete a responsible cost effective renovation of our buildings within the current budget structure. To repair the relationship between the board and the membership by improving communication, offering routes for member participation and input, and conducting board business and decision making openly and congenially. I am in favor of running our amenities like businesses to offset operating costs and allowing for stabilized monthly dues. I believe long range planning should be more transparent and surprise projects like docks, new buildings, dredging, and fuel tanks should be vetted and discussed with member input before funding should be allotted.



## Wesley Wright

I Wesley Wright would like to be considered for a board position with Lake Forest.

A little about myself, I am a husband and Father of 8. I have 5 children grown and gone out into the world with 3 still at home. I have a Beautiful wife with roots planted into the community as a Senior Pharmacy Technician here locally.

Our Family moved to Daphne on Black Friday 2016, We moved into a rental home in Lake Forest, We resided in this home for three years as renters. We honestly fell in love with the area and the community in which we lived. We purchased a home in 2019 in the Lake Forest community.

As for why I feel I would be a good candidate, I have a diversified background with over 8 years of contractor management background. I have operated Restaurants for over 25 years in many different roles from hands on Management to director of operations with overseeing several states. To my current position as the operating partner (owner) of the P.F. Changs in Mobile.

I have a proven track record in P&I management as well as understanding the Business accrument that must go into all decisions.



# CANDIDATES SPEECHES

## Mark J. Boyles

### 1. Introduction

Ladies and Gentlemen, my name is Mark Boyles. I live at 140 Rolling Hill Dr. with my wife and youngest daughter. They are both here, there in the back to provide me with their support.

I have lived in Lake Forest this time for 9 years. I lived in Lake Forest before including when my older daughters were in high school. I loved living here in and Jill and I moved back here from South Carolina intentionally.

I am currently the Manager of Engineering for M&W Engineers + Constructors and a Licensed Engineer (NC 026544) Licensed Professional Engineer (NC 026544)



### 2. Why am I on the board now

After becoming concerned about Lake Forest, I attended some board meetings and submitted a resume to the board offering to help. I was contacted shortly after that and asked if I would be willing to serve on the board for the balance of Steve Sasser's term. After attending some board meetings, I submitted resume to the board offering to help. In discussion, I was told that I was selected because my engineering, project management, and business management skills were needed on the board. I have at this point been on the board for about 6 months.

### 3. What has been my focus on the board so far

I have a lot of experience in industry and business on proper procurement procedures, accounting practices, and management of people. I have worked to assist the board in putting more internal controls in place for these things in order to assure things such as purchasing of equipment and services are based on what is truly needed, and at the best value.

In the apparent history of Lake Forest, projects have often been improperly budgeted, executed without appropriate controls, and over-ran budgets. In addition to other things I have tried to help change these behaviors and implement better controls.

I have been pushing to make the amenities more self-supporting. There are specific items for each of our large amenities that have impeded achieving this.

For the Golf Course, the course itself seems well run, but there is a nearly complete lack of marketing for the course.

The Yacht Club is in dire need of renovation. And there is a lack of marketing outside Lake Forest.

The Tennis Club is in dire need of renovation, it needs a complete change to the operational model, and it needs improved marketing outside Lake Forest.

### 4. What are the challenges

The nature of Golf Courses is that they need constant marketing and promotion. Ours is being run well on the ground but making it more self-supporting requires that we structure it to get more guest players and promote our course to get them. We need either outside assistance or internal operating changes and personnel changes to make this happen.

Our Tennis Courts need to be fixed and we can fix them. Given a restructured management approach where guest fees are collected, memberships promoted, and costs controlled the tennis club can be fully self-supporting. Clay courts are in demand, Oakwood Tennis and Racket does it, Fairhope has added Clay courts that require a added fee to use. The free hard courts are now less used than the clay ones are. We can do this just as Oakwood has and I have already obtained proper cost estimates for the work (at a cost about 1/5 of what the board had expected) and proposed the changes to the organization.

The Yacht Club is in need of maintenance, renovation and in dire need of proper marketing. The channel is due to be dredged in the next few months once again allowing larger boats and sailboats into the marina. This is one more step toward bringing the business and positive cash flow back.

The Yacht club needs to be restored so that it can be self-supporting, but due to the need to comply with codes that did not exist when the Club was built, this is a significant effort and requires preparation to achieve at an affordable cost. I am on the committee working to get this done.

I need to say clearly that DUES INCREASES ARE NOT REQUIRED to get this work done. It requires that we do a good job, getting each amenities self-supporting or certainly with markedly lower subsidy, using the improved case from those results to fund the next.

Our dues now are, corrected for inflation about the same as the original Lake Forest dues were when the amenities were built and brand new. Historically, the board spent every dime of the dues, and then came back to cover the shortfall in January with a Special Assessment that ranged years ago up to \$200 a year, and recently \$100 a year. This year, for the first time in most folks memory, no "special assessment" was required. Finally we are finally planning our budget based on what are dues actually are, and "special assessments" will be truly "special".

### Response to Questions:

The job of the LFPOA board is to provide supervisory management and direction to Icon (or whoever we hire for day to day management). The object is to maximize property values and provide an excellent place to live and raise our families.

Lake Forest has a fantastic geographic location and excellent amenities. We are close to I-10 with entrances close to quick access to Mobile and Pensacola. As Baldwin County grows traffic and traffic delays continue to increase and make Lake Forest more and more attractive. We need to promote our location and the quality of life we offer with our amenities online, to realtors and at every opportunity.

I am always interested in cooperating in the advance of Lake Forest. Icon and Simon Coulls are employed by Lake Forest to manage the day to day operations of the POA. While I think highly of Icon, it is the job of the POA board to manage and direct Icon, not the other way around.

The POA narrowly avoided bankruptcy 10 years ago when the board tried to manage the day to day operations directly. I certainly want to see our progress continue and to avoid the mistakes of the past.

My general goals for our amenities is to see them restored to good condition and used to directly benefit the homeowners as well as to enhance property values in their homes.

### Two Minute Final Portion

One of the good ideas I heard up hear that I agree with is that the POA website needs a complete overhaul. It needs to be more secure so that more information (such as financials) can be posted for the members safely. It needs a more user-friendly interface and ways for members to correspond with each other and the board in a useful way. This will require some redesign and some changes in responsible staffing, but needs to be done. I heard some good ideas up here, but I heard some nonsense too. One of those nonsense ideas is that Lake Forest has "One Million Dollars of members money in the bank and it proves that the dues are too high". Ladies and Gentlemen, I hope you all agree with me that Lake Forest should NOT go into debt in order to perform the needed work to our amenities. 50 years of neglect by boards who thought that they could operate the day to day operations of the POA themselves left us on the brink of bankruptcy just 10 years ago, a beautiful Club House that was so completely destroyed by termites it had to be torn down before it fell down, and other amenities with years of delayed maintenance.

The Lake Forest POA Board has been SAVING in order to be able to perform renovation of amenities without the need for borrowing. There are only two ways to get this work done, save and pay for it from dues, or borrow and make the payments from dues. THERE IS NO THIRD WAY. I believe that saving from dues and paying for the work without debt is the right and frugal way for Lake Forest to proceed.

"Change, Change, Change" always sounds attractive and I always support change for the better. I hope you are convinced of my abilities, understanding of what needs to be done, and drive to get it done is what is needed. I represent "change", in that I want to see regular and constant improvement for Lake Forest and all our members. I don't represent the kind of change that tears everything apart and hopes that it can be put back together again. Thank You.

## Alex Godfrey

### • In your opinion, what is the function of the Board of Directors of the Lake Forest Property Owners Association?

The function of the Board of Directors is to ensure the Lake Forest community plans for the future, continues to be financially stable, and drives the important issues of its residents. The priorities for the community are constantly changing, and the Board must be flexible in its evaluation of situations and be willing to adapt.



### • Given the economic growth in Baldwin and Mobile counties, how would you promote Lake Forest as a community to benefit from the growth in this area?

Baldwin County has a reputation for being a great place to live. The key points being all the amenities offered to families. The Lake Forest Community has a thriving golf course, pool, stable, yacht club and tennis courts. These amenities are affordable and accessible to new families with plans of relocating to our area. The amenities should be promoted through social media and other traditional means of media. But one way we can ensure our community is being highlighted is to work closely with realtors. Ensure the advantages of living in our community are communicated to potential buyers. If you love this community like I do, the passion to promote what we have comes easily.

### • If elected, are you willing to cooperate with Icon, specifically with Simon Coulls, Senior Vice President, in their management of this Association and its amenities, to continue the progress that has been made during the past ten years?

I am very appreciative of the work that has been done to ensure this community thrives and continues to get better. As a board member, it would be my duty to represent the growth and success of our great community. I know Icon needs support to continue to the great work they do, and with my Utility background I feel I would be an asset to them and the community.

### • What are your goals and objectives for our amenities, such as the yacht club, the golf course, the stables, pools and tennis program?

With each of the amenities come challenges. Upgrading facilities takes funding, and therefore my appointment would help this community the most. I have a vision to bring a technology proponent to these amenities to make it easier for residents to access them. My professional career has been focused on increasing availability of data, while making it easier on the person interfacing with the technology. A resident would have an opportunity to schedule events digitally, view occupancy trends at different amenities, peak hours of use, and comment sections for suggestions for improvement. As a board member, I know it's my responsibility to be an extension of the residents, and I plan to work diligently to make the Lake Forest community stronger and more attractive than ever before.

Please visit our website  
[www.lakeforestdaphne.com](http://www.lakeforestdaphne.com)  
 to register to view your statements  
 online and/or make online payments!

## Eve Gray

Good evening everyone .... Let me tell you the human brain is a wonderful thing. It starts working the moment you're born. And never stops ..... until you stand up to speak in public. Thanks for coming out tonight. It is clear the LFPOA's future is important to you. I'm Eve Gray and I am ready to represent you on the board.



The charter contains a long formal description of board responsibilities. **BUT** to me it means community leadership. I grew up in a town smaller than the population of Lake Forest, so I view the board as a mayor and council. Just as those positions shape the feel and success of a town, this board has a responsibility to set the tone and shape the success of Lake Forest. As a stakeholder, I want to set policies that protect and grow our investments that welcome young families and retirees. We need to enforce covenants and **we need your help doing that**. We need to hear homeowners and respond in constructive ways when they talk to us. Everyone has a stake in the success of Lake Forest. I still have small town values. My neighbors know they can depend on me. So can you. I'm thinking about informal meetings ... weekly, monthly ... you let me know.

Do I think the Lake Forest concept has peaked- absolutely not. As a construction and design professional, I know the amenities are worth saving. They give Lake Forest a unique identity and I would like to return them to good condition **without breaking the bank or going into debt**. The Yacht Club is an unpolished diamond ... in an 18K gold setting. It can be saved and I can help. I think about marketing Lake Forest, and we can, but first we need to market it to its own residents. We don't have a welcoming committee. We don't offer new residents a map with local businesses or attractions. We need more directional signage to keep visitors (and me) from getting lost. We can't expect anyone to feel at home if we don't open the door. We need a website that is a reliable and dynamic communication portal. We have amenities to repair; we have homes in violation of covenants, we need a clear long range direction. We need to engage you and your ideas.

## Gary Gray

INTRO --- THANK EVERYONE FOR ATTENDING THIS MEET AND GREET FOR THE CANDIDATES. I AM GOING OFF THE SCRIPT ... HOW MANY HAVE ALREADY DECIDED WHO THEY ARE VOTING? SHOW OF HANDS



I AM PLEASED IS TO SO MANY FOLKS, FRIENDS AND FELLOW HOMEOWNERS ARE ATTENDING THIS EVENING FOR THOSE WHO DON'T KNOW ME - I AM GARY GRAY, AND WIFE SARAH IS HERE WITH ME TONIGHT FORTUNATELY FOR YOU ALL WE DIDN'T BRING OUR DOGS AND CATS LET ME BREAK DOWN MY DISCUSSION WITH YOU TONIGHT ....

FIRST WHO AM I  
WE HAVE LIVED IN THE NEIGHBORHOOD FOR 5 YEARS  
I TOOK EARLY RETIREMENT AND CURRENTLY PERFORM CONSULTING FOR COLLEGES AND REVIEW FEDERAL GRANTS

WHY- I DECIDED TO RUN ....  
WITHIN THE LAST YEAR WHEN THE DUES WERE RAISED I DECIDED TO ATTEND THE BOARD MEETINGS AND GET INVOLVED IT WAS AT THAT TIME I DETERMINED OUR NEIGHBORHOOD HAS A LOT OF CHALLENGES BUT HAS A LOT OF OPPORTUNITIES AND ---  
I BELIEVE I CAN BRING LEADERSHIP EXPERIENCE AND BUDGET, PERSONEL MANGEMENT AND CONSTRUCTION BACKGROUNDS TO THE TABLE  
ADDITIONALLY ...  
AND I HAVE BEEN A MEMBER AND LEADERSHIP ON A VARIETY NON PROFIT AND PROFIT BOARDS  
WHAT I PLEDGE TO EACH OF YOU IN THIS ROOM  
I PLEDGE-2 THINGS TONIGHT  
TO MAINTAIN AND IMPROVE OUR HOME VALUES  
TO THOROUGHLY EVALUATE THE BUDGET WITH THE IMMEDIATE GOAL OF A DUES REDUCTION.  
THIS IS WHAT I AM ASKING OF EACH OF YOU  
IF YOU WANT A FUTURE THAT SEES OUR NEIGHBORHOOD GROW AND BE CREATIVE  
IF YOU WANT TO KNOW WHAT IS GOING ON WITH YOUR DUES  
IF YOU WANT TO BE HEARD  
IF YOU WANT TO BE INVOLVED AND KNOW YOU HAVE A VOICE  
I AM ASKING FOR YOUR SUPPORT!  
THIS IS "OUR" NEIGHBORHOOD  
THIS IS "OUR" MONEY  
YOU ARE "OWED" A CHOICE IN THE DIRECTION OF OUR FUTURE.  
PLEASE EXERCISE YOUR RIGHT TO VOTE!  
THANK YOU ....

In my opinion, the Board of Directors' function is to preserve home values and improve our neighborhood. This can be accomplished by eliciting input from the association members in regularly scheduled open meetings for questions and answers. Then enforcing covenants to maintain the beauty of Lake Forest.

Lake Forest is centrally located on the Eastern Shore. The growth of Baldwin County, access to I-10, good schools, low property taxes, location close to Mobile Bay and the gulf beaches are enticements many have recognized and need to be touted.

I am willing to work with the current management team.

Goals and objectives cannot be summarized in simple statements or through individual thoughts or ideas. The board needs to embrace and develop a strategic plan. The framework of the plan would be to examine all the amenities with focus groups and thoroughly evaluate the viability and future of each. This data driven evaluation would have inputs, in the development of a SWOT (strengths, weaknesses, opportunities and threats). The evaluation will provide immediate, short and long term planning coupled with budgetary decisions.

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## Dale McGinnis

I would like to thank you all for coming out tonight and giving us a chance to introduce ourselves. I am Dale McGinnis and I have a wide range of experience, from retail management, to Quality control to Inventory control, and Material control for a precious metals' reclaimer where I was responsible for all the production records which included balancing the books insuring that each production run's output matched its input, as well as the accuracy of the million plus dollar inventory in the vault.

Also, in my career I have been involved in many strategic planning programs and preparing business case proposals for capital expenditures. On a personal level my wife and I moved to Lake Forest in June of 2017 but that is not our only tie to the community. We have a daughter who also owns a house here and is trying to adopt, so hopefully soon there will also be grandchildren here. We also have close friends who are kind of an extended family with four young boys who live next to our daughter. So, I have a very vested interest in Lake Forest, not only for those who are older like myself, but also those with young families.

Lake Forest is a beautiful community with a lot to offer. Unfortunately, there are also a lot of problems.

First, there is too much secrecy in our financials. We should not have to go into the office to see the financials. **Our financials should be posted at least quarterly on the Lake Forest website.** Also, I am committed to having our POA join the Alabama Homeowners' Association Act.

Second. Dues increases should be controlled by the residents. As the bylaws are currently written if four people on the board want to raise our dues there is nothing we can do about it. With that ability there is no incentive for them to be frugal with your money. **And it is your money, not the POA's and when I am on the board I will never forget that.**

Third. Bylaw changes should also be voted on by the residents. Again, four people can change the bylaws to whatever they want. They have already used it to restrict our speech about what happens in the stated meetings. And, with their constant rewriting of the bylaws, there are contradictions and unintended consequences in them. **I am committed to returning your free speech rights, cleaning up the unintended consequences, and returning control of the bylaws to you.**

Finally, there is very little trust in the board right now. That will only be restored when the board realizes they exist to serve the community. **With that in mind I will always listen to you, give serious consideration to your ideas and answer all your questions as fully as I am able.**

AS for the four questions from the Board:

The function of the BOD is to devote itself to the improvement and civic betterment of the Lake Forest development, and in doing that oversee the management of the association, in accordance with the terms and conditions of the bylaws and articles of incorporation

Given the economic growth in Baldwin and Mobile counties, how would you promote Lake Forest as a community to benefit from the growth in this area? Lake Forest is ideally situated between Mobile, Pensacola, and the Gulf Shores beaches. The best promotion is having board that respects and listens to the residents as well as having well maintained amenities and reasonable POA dues.

When I am on the board I will work with the residents and see that all amenities are maintained and run efficiently so that the dues do not continually increase

If elected, are you willing to cooperate with Icon, specifically with Simon Coulls, Senior Vice-President, in their management of this Association and its amenities, to continue the progress that has been made during the past ten years

I will work with anyone that is working for the betterment of the community and that includes ICON and Simon Coulls. My whole reason for wanting to be on the board is to improve the community.

What are your goals and objectives for our amenities, such as the yacht club, the golf course, the stables, pools, and the tennis program?

**It is not my goal to close any of the amenities.** I would like to see the Yacht Club and Golf course self-sustaining. To accomplish that goal, there will need to be a strategic study of the amenities and then with **input from the homeowners** I will work as a team with the other board members to establish the best possible path forward.

I have more to say but I think I am running out of time. If you don't get a chance to talk to me tonight you can find more info on my views at [www.lfhog.com](http://www.lfhog.com) and I have brought copies of my goals for Lake Forest.

Thank you, and if you want change in the way the board operates, please give me one of your votes. Together we can make a difference.



## Jesse E. Oswalt

I am Jesse Oswalt. I want to thank the Board for allowing us this opportunity and the residents for taking advantage of it. I have lived in Lake Forest for over 20 years. I am running because I believe in this community and what it has to offer its residents.



My Experience Includes:

- 20+ years in management of 45+ Technologist, Nurses and Physicians.
- Consulting with international equipment manufacturers to develop and produce diagnostic equipment for hospitals.
- Working on various committees of the American College of Cardiology developing policies, procedures, and protocols for the care and treatment of patients.
- Participating in multiple strategic and long-range planning committees.
- Developing and managing an annual, operational and capital budget exceeding 3.5 Million Dollars
- I was also a Finance Manager in the automotive retail industry.

I am committed to:

- Fiscal responsibility and accountability by Opting into the Alabama Homeowners Act.
- Lowering Association dues.

- Self-sustaining operations of our amenities.
- Rebuilding trust between the Board and residents with open communications. No more unannounced Special meetings to discuss or enact business.
- Total transparency of Board actions and the Association's financials.
- Returning the voice and right to vote on business of the Association to the Property Owners.
- Adopting and maintaining short-range goals, long-range goals and budgets with respect to the repair and maintenance and operations of our amenities.
- Equitable enforcement of the covenants, ground rules and architectural guidelines.
- Democratic governance that respects the voice of the residents. I pledge to always listen to and include the residents in my decision-making process.
- Resident involvement where you can have your questions answered in an open dialog.
- The development of quarterly Member Meetings.
- To a servant relationship with the residents. The Board should always remember they are to serve at the pleasure of the community.

I would appreciate your support in the upcoming election. I have not kept my concerns a secret from the Board and you shouldn't either. Use your ballot, not the proxy, to let the Board know of your desire for change. This community belongs to the property owners which deserves a voice in its operations and its destiny. Please help me accomplish this.

If you need to contact me for any reason, e-mail me at [jeoswalt49@gmail.com](mailto:jeoswalt49@gmail.com) or meet me, Jesse Oswalt, on Facebook in the Lake Forest Home Owners Group. I encourage each of you to view the information on the independent web site for the Lake Forest Home Owners Group. <http://WWW.LFHOG.Com>

### Questions from the Board

#### function of the Board of Directors

To administer the management of the association, in harmony with the guidelines, bylaws and articles of incorporation

#### the growth in Baldwin county

Lake Forest is an affordable community conveniently situated geographically and is diverse offering something for everyone and great schools. Working with local reality groups, the Association could promote a synergistic relationship and programs as well as incentives designed to promote Lake Forest to potential buyers.

#### Willingness to work with ICON.

Certainly –After all, we have a contract with ICON

#### My goals for our amenities

I will first need to have knowledge of our present operations, goals and objectives already in place. I will then be able to work with board members, with input from the Property Owners, for the most economic course for each of our amenities to become self-sustaining.

## Victoria Johnston (VJ) Phelps

Good Evening Friends, and Neighbors. Thank you for taking time out of your busy lives to be here tonight to listen to what the candidates have to offer. First, I would like to thank those that have supported my past work in the community over the years.

I am Victoria J. Phelps, US Navy Veteran, Community Volunteer, and Conservative. Some know me as “VJ”. I am a Desert Storm, Desert Shield, Iraqi Freedom, Global War on Terror Era Veteran. My background includes many years in senior project management of complex engineering systems and for large capital infrastructure projects related to disaster recovery. I served as a Planning Commissioner for the City of Daphne 2006 to 2012. Other information regarding my background was included in the February Lake Forester and is on our website [www.lakeforestdaphne.com](http://www.lakeforestdaphne.com). Encouraged by others, my path to the board started in late 2014 where I joined by invitation due to a vacancy. I ran in March 2015 election and will be completing my first term of office this year. The 5-year term of office was in place when I ran in March 2015. I have served as both your President and Vice President during those 5 years.

Since 2005 I have been advocating, lobbying, and volunteering for our community. I have been a part of several local volunteer groups and boards such as the “Improvement Committee” which was independent from the POA. Working with this group, I drafted a “Complete Streets Road / Infrastructure Plan” and spent 5 years working with many other volunteers to earn necessary support from the city to get the project done. After years of lobbying, in 2010 the installation of the first phase of our road thoroughfare and median project began. This project happened to coincide with the hire of then Vision Golf Management by the POA. The initial core project elements of the road / median project totaled \$12 million dollars and were completed in 2015 without sidewalks. We are working with the city to install them now coupled with improved street signage. I have also worked to be a catalyst with Mobile Bay NEP for nearly \$5 million dollars of creek stormwater repairs for our watershed.

Throughout my board tenure I have coined the phrase “slow and steady wins the race” in LF. I have been frustrated at times at the seeming slow pace of progress. I have taken my bumps, bruises, and setbacks. It has been a roller coaster ride, but I never lost sight of trying to work to make our community a better place. “I am but one member of a 7-panel board with “one vote”.

Community Goals include:

“Amenity Package” with additional input, I am prepared, to craft and outline solutions that will reimagine and repurpose our existing Amenity Package. We can develop spaces that would be used by our Golfers, Women's Club, Garden Cub, Card Players, Seniors, Families and Teenagers. We can develop spaces that offer service and areas for meetings and social events such as weddings. We can provide areas for walking groups to meet and exercise. “We need stronger Architectural Enforcement!!” which will continue to improve our property values. Stronger enforcement for lot appearance requirements and parking in yards. “Dues Rate!!” I have never advocated for any dues increase and pledge to work to find ways to improve our current revenues in order to offset the need for future increases. We could offer special member rates for drinks and dining



and conduct improved marketing.

“Improve our Member Experience” work with our management team to provide safe and clean self-sustaining venues we can be proud of and enjoyed by our families and guests.

“Marketing, Location, Location, Location” we have the best location on the Eastern Shore, we are unique, we have rolling hills, our topo is rare. We can promote ourselves by holding meetings with local realtors and with our local business chamber. We can increase revenues by improving marketing through all social media platforms.

“Mutually Beneficial Relationships” seek any new relationship, like our highly successful lease agreements that created Daphne Central Park and Waterfront with Bay Channel Access Improvements.

“Sidewalks, Roads, the Lake” continue to work with the City to provide additional Road Paving and complete our Sidewalks within 5 years. Find Grant Funds to improve our Lake by working with Mobile Bay NEP.

“Special Events We Sponsor” continue POA sponsored events such as Golf Tournaments, Easter Egg Hunt, Breakfast with Santa and the highly successful, new this year, widely attended Halloween Trunk or Treat Event. We could host additional Golf Tournaments, Relay Races and Holiday Fun Runs.

“Transparency” provide more budget transparency by holding open budget meetings.

When I joined the board in 2014, the plan in place was to renovate all 3 pools. I have worked hard to help accomplish that effort. In the last 4 years we accomplished overdue and necessary renovations at all 3 pool locations that included replacement of playsets and improved site work without incurring any new debt. All 3 of our pool site locations have become recreational oasis for young and old to enjoy.

We were set up in 1971 by Diamond Head Corp as a mega neighborhood with a 1970’s style amenity package and with a super low dues structure for too many years that eventually allowed all amenities to fall into disrepair. Today, in 2020, nearly 50 years later we are still trying to fully solve the “puzzle path” forward. I pledge to “advocate for, coordinate for, and help facilitate” improvements for road paving, sidewalks, trail connectors and Lake. While I don’t have all the answers, I am willing to continue to work for positive solutions to build a better future that will help “Make our Community Great Again”

Every Wednesday night from now until the election I will be at the YC from 5 pm to 7 pm if anyone would like to join me to stop by and chat. If you have any questions about anything you ever heard I have said, or done, or my record, I will happily bring you my account. I have always tried to be an “honest broker” of information.

It has been one of the honors of my life to represent you and it would be humbling to have your continued support. Regardless of this outcome, we have gotten lots done, but there is much more to do. Many thanks for all of those “Special Friends” that have supported my past efforts. Together, We can do this Lake Forest!! Onward and Upward!!

## Carl Winners

### Who

Good evening, I am Carl Winners, I am the owner of AAA Air Conditioning, a Lake Forest based business. I am also a founder and a board member of the Baldwin Business Council. Formerly I worked at Fuji Corporation for 25 years in operations management and project management. My experiences there required me to manage, relocate, build locations, and turn around financial performance of acquired companies with annual sales of up to five million dollars. In 1997 I was assigned to resolve issues with a business acquisition in Mobile. After traveling back and forth for 8 months my family relocated to Lake Forest and remained her until 2001. I returned to Lake Forest in 2006 to start a second career and to enjoy all lower Alabama has to offer. In 2012 Rob Wright got me involved with the properties of Lake Forest. Our performance and broad range of experience allowed us to help with issues beyond the climate control systems. I have provided solutions for the poa, through the General Manager, from simple to ones with legal ramifications. From exhaust fans for pool houses to shattered windows on a Friday afternoon at the Yacht Club, to referrals for a local certified mold testing inspector to a local engineer for a second opinion on piling repair. I have been a responsive cost effective partner for the last eight years. I matched price on the former maintenance contract and have not increased price to the POA, additionally I have always beaten every bid when requested by as much as 50% for our facilities. I am probably the only candidate that you can google my business and read the reviews and I encourage each of you to do that. You will see that we are one of the highest rated companies in the area and that communication, value and accountability are our history.

### Why

Over the 8 years of my association with the POA, not only were we in residents homes nearly every day, but I observed the everyday operations of the management company, the office staff, and the board of directors. This gave me a broad perspective on our neighborhood. Starting 3 years ago Four General Managers and four food and beverage managers were replaced during a two year period. Also no golf pro was on staff to improve P&L performance of the course. This lack of middle management leadership and tunnel vision on pools resulted in neglect of our buildings. It has been over two years since the Thompson Engineering survey and the outside of the bay building sits untouched. At the same time it came to my attention the board had acquired the 1343 votes and capability to borrow millions without true member majority. During the past three years, operating costs soared and discontent grew. The trust was so eroded that police were hired to keep order at meetings just a year ago. I decided that I had to do something; my repeated efforts to be a member solution were rejected. So to be able to contribute, I elected to run. I am running to be that one vote that prevents this from happening again, and to work with the other board members to create a new model of board cooperation with the membership and the management company and to make these changes permanent. To be clear, the board gave up the 1343 votes, and the key positions are now filled with exceptional, capable people; we should support them and let them do what we hired them to do.

### How

I would recommend that the implement modern, 2020 communication methods and requirements. Utilize easily accessible social media to give weekly status



updates on projects and plans. Dedicate a minimum of 20 hours per week on communications, marketing of amenities and response to member questions. Protect and improve property values by using existing accrued funds to facelift and add curb appeal to our buildings and to make them meet our current architectural bylaws. Run the budget of the POA like a business with a goal of maximizing supplemental income sources instead of using only dues as operational income. Add some humanity to board actions, communications, and decisions. Make all our amenities attractive to all age groups of residents. Kids eat free nights for young families and possibly hardship special assessment exceptions for fixed income members are some ideas to provide value to a broader range of members.

### Questions for candidates.

#### What is the Board Function?

To oversee the business of the property owners association in a manner to provide equal value for the dues collected. To manage and protect the amenities and the association from physical, financial and legal threats.

To engage with the membership directly to receive performance feedback and to seek majority consensus for major decisions.

To establish budgets and measure management company performance in budget execution.

#### How would I promote Lake Forest?

Lake Forest , as a whole is the best value, cost per square ft. on the Eastern Shore. The proximity near the interstate puts us near the Brookley metroplex, Austal and other new industries sure to pop up around Airbus. Local realtors tell me that when touring Lake Forest the common buildings are not even shown due the exterior condition. I am sure that if we prioritized the curb facing sides of the buildings while continuing the interior paint, flooring etc. that “days on the market” figures would decline. The individual amenities however need immediate focus however on modernized promotion to increase traffic

#### Cooperation with Ikon.

I have an 8 year history of performing at a high level under Ikon supervision. If elected I would assist in assuring bid integrity, refer businesses that I have vetted as I have in the past and continue to assist Simon if needed. Conflict of interest would prevent me from actually providing services.

#### Goals for Amenities

Immediately begin to bring the exteriors of our buildings into compliance with architectural guidelines. Poll membership to choose one of two directions for the Yacht Club. Either continue with the protectionist philosophy and limit sales to members and guest or commit to a full blown rebranding and make it a Sunset Point, Boudreaux type of destination for the whole city of Daphne. Make available associate memberships to residents of Daphne, available at the restaurant and manage for profit to offset operating costs of other amenities. For golf and pools, look at strategies that will increase revenue while keeping rounds played and pool access at current levels. Market and offer specials to increase rounds played. Explore adding pool fees for additional revenue source. It can’t hurt, we are getting zero revenue from member golf and pools now. Stables, no change, continue lease. Tennis courts, continue as is, City of Daphne just converted all of the downtown ball fields over to tennis and pickle ball, which is very popular with senior tennis and beginner level players.

## Wesley Wright

Hello, I am seeking your support and vote for one of the three open board positions here in our community. I feel the job of not only our board but our board members is to promote the growth and development of our community while protecting our assets and amenities. We need to have a Board that is informative, not only as to the needs of the home owners but also to keep those same owners informed as well.

We need to create an information system for our home owners, if elected I would volunteer to have a once a month meeting with a committee that is assembled to get a pulse on concerns of the community and create a top 5 list that we do our best to address and answer where possible the questions that you have for the board.

With Baldwin county experiencing such a growth the board must find a way to promote our amenities in such a way to attract that boom to future home buyers, we need to look at Lake Forest 10 years down the road and what does that look like and plan for that future today.

Can we host a monthly or quarterly luncheon for local realtors to discuss our beautiful property and what we offer to prospective buyers, Can we do first Friday events where we have family movie nights in the park once a month, If Elected I want to work with Simon and Icon to understand how and what role they play in our community. We need to understand our labor models and work to develop plans for what our future holds.

Do we get any financial break if we have less than 50 employees? Do we have a clear understanding of where our money goes? Can or have we had a board member observe a day in the life of our employees and are we being financially responsible.

Our biggest objective needs to be a look at our Amenities, We need to fix models of operation to increase flow thru dollars and reduce the amount we subsidize these amenities, Our yacht club is a prime example, If every resident in lake forest would just have dinner at our beautiful location once a month it would make great strides in doing just that reducing the amount needed to subsidize.

Look this is what I do for a living I fix systems and tear P&L apart to find where we can do better at making profits or in our case reduce what we subsidize. There are areas of opportunity in all amenities here, we just need to go about this the correct way and find those areas and squeeze out the inefficiency.

I will work with all current and new board members as well as home owners to achieve what should be the number one priority, to promote the growth and development of our community while protecting our home values and a fiscally responsible approach to our amenities and their maintenance.

We need to work together, look at our social media as an example of broken relationships, we have lake forest homeowners group , we have lake forest neighbors, we have lake forest daphne, lets think about that, If you didn’t live here and you just googled lake forest to maybe think of buying, I don’t know about you but it would be pretty confusing, And if you read all that, we have an obligation as home owners and just human beings to be a little more decent



to one another.

More food for thought, the average family goes out to dinner one night a week, that's 4 times a month. If you visit the yacht club once a month, at an average cost of \$11.00 per person and you have two in your party that's \$22.00 dollars for your bill. Multiply that by 2800 home owners is \$61,600.00 a month or \$739,200.00 a year with an estimated flow thru of 18% that's \$133,056.00 of flow thru or you just cut the 2019 subsidized amount in half.

It is important who you vote for, but please remember what you do to be a part of the solution is just as important.

Make The Wright Choice

VOTE

Please visit our website  
[www.lakeforestdaphne.com](http://www.lakeforestdaphne.com)  
to register to view your statements  
online and/or make online payments!



# YACHT CLUB

2020

## MARCH CONCERT SERIES

LIVE MUSIC EVERY SATURDAY IN MARCH at 7 PM

**Bust Duo**  
March 7



**Brittany Grimes**  
March 14

**Randy Boyette**  
March 21



**Soulshine Duo**  
March 28

**Kick off Spring with LIVE Music at the Yacht Club. Enjoy the view, enjoy the drink specials and enjoy the BEST Burgers in town. \$5 cover for non-members. See you Saturday Night at 7 PM.**

Artists are subject to change



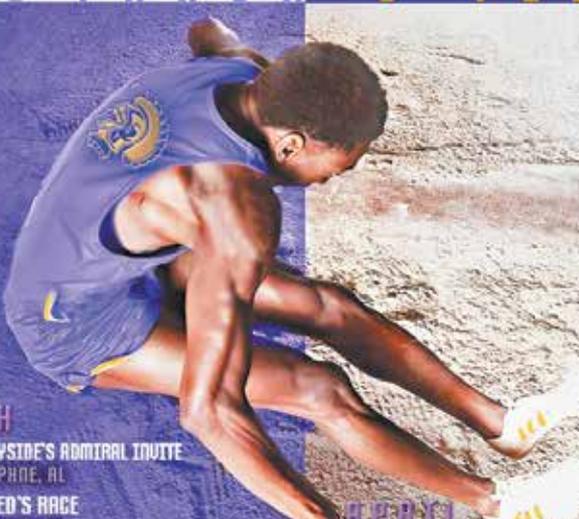
**LAKEFORESTDAPHNE**

# Daphne Sports Corner

with contributions from Coach Kenny King

# DAPHNE

## 2020 TRACK & FIELD



**MARCH**

**5TH** BAYSIDE'S ADMIRAL INVITE  
DAPHNE, AL

**7TH** SEED'S RACE  
DAPHNE, AL

**14TH** ST. PAUL'S RELAY  
MOBILE, AL

**21ST** SOUTHEAST RELAYS  
SATSUMA, AL

**24TH** BAYSIDE'S ADMIRAL INVITE  
DAPHNE, AL

**27-28TH** ALL-STATE SUGAR BOWL CLASSIC  
NEW ORLEANS, LA

**APRIL**

**2ND** DAPHNE DU MEET  
DAPHNE, AL

**3-4TH** CHALLENGE OF CHAMPIONS  
MOBILE, AL

**14TH** COUNTY CHAMPIONSHIP  
GULF SHORES, AL

**24-25TH** SECTIONALS  
GULF SHORES, AL

**30TH** STATE MEET  
GULF SHORES, AL

**MAY**

**1-2ND** STATE MEET  
GULF SHORES, AL

**COACHES:** EDULL HERRAZON ATLAS HERRAZON KENNETH JENNINGS  
RAHEEM JOHNSON TIMOTHY LEWIS MILTON STROTHER ANTHONY WILLIAMS

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# TROJANS



**GAME 1**

TROJANS VS. ROBERT E. LEE  
FRIDAY, AUGUST 21, 2020 | 7:00PM  
JENNIFER STADIUM

**AWAY GAME**

**GAME 2**

TROJANS @ DAVIDSON  
THURSDAY, AUGUST 27, 2020 | 7:00PM

**AWAY GAME**

**GAME 3**

TROJANS VS. FAIRHOPE  
FRIDAY, SEPTEMBER 4, 2020 | 7:00PM  
JENNIFER STADIUM

**YOUTH NIGHT**

**GAME 4**

TROJANS @ THEODORE  
FRIDAY, SEPTEMBER 11, 2020 | 7:00PM

**AWAY GAME**

**GAME 5**

TROJANS VS. FOLEY  
FRIDAY, SEPTEMBER 18, 2020 | 7:00PM  
JENNIFER STADIUM

**YOUTH NIGHT**

**GAME 6**

TROJANS @ ALMA BRYANT  
FRIDAY, OCTOBER 2, 2020 | 7:00PM

**AWAY GAME**

**GAME 7**

TROJANS VS. MARY G. MONTGOMERY  
FRIDAY, OCTOBER 9, 2020 | 7:00PM  
JENNIFER STADIUM

**ALL OF THEM GAME**

**GAME 8**

TROJANS @ MURPHY  
THURSDAY, OCTOBER 15, 2020 | 7:00PM

**AWAY GAME**

**GAME 9**

TROJANS VS. BAKER  
FRIDAY, OCTOBER 23, 2020 | 7:00PM

**YOUTH NIGHT**

**GAME 10**

TROJANS @ SPANISH FORT  
FRIDAY, OCTOBER 30, 2020 | 7:00PM

**AWAY GAME**



MAR 3	@SHICKORY HILL	GULF COAST CHALLENGE
MAR 5	@CRAFT FARMS	GULF SHORES
MAR 9-10	@SWYNLAKES COUNTRY	BLUE-GRAY INVITATIONAL
MAR 17	LAKE FOREST	BALDWIN CTY./ROBERTSDALE
MAR 19	BAZALEA CITY	UMS WRIGHT
MAR 23-24	@CRAFT FARMS	GULF COAST CLASSIC
MAR 26	SQUAIL CREEK	ROBERTSDALE
MAR 30-31	BAZALEA CITY	AZALEA CITY CLASSIC
APR 13	BLAKEWOOD	FAIRHOPE
APR 16	@GULF SHORES CLUB	GULF SHORES
APR 21	@TIMBERCREEK	FAIRHOPE/BALDWIN CTY.
APR 28	BAZALEA CITY	SECTIONALS
MAY 5	@CIDER RIDGE	SUB-STATE
MAY 11-12	@MAGNOLIA GROVE	STATE CHAMPIONSHIPS

# TROJANS

## MEN'S GOLF



## Daphne Baseball Alumni Night

APRIL 3RD - VS. SPANISH FORT - GAMES @ 6:00PM & 7:00PM



## 2020 DAPHNE MIDDLE SOCCER

<b>FEB. 10</b> MONDAY @ RAY HANFORD MIDDLE	<b>FEB. 17</b> MONDAY @ CENTRAL MAGNOLIA MIDDLE	<b>FEB. 27</b> THURSDAY @ RYAN SPANISH FORT MIDDLE	<b>MAR. 5</b> THURSDAY @ FOLEY MIDDLE	<b>MAR. 12</b> THURSDAY @ CENTRAL MAGNOLIA MIDDLE
<b>FEB. 13</b> THURSDAY @ GULF SHORES MIDDLE	<b>FEB. 20</b> THURSDAY @ SUMMERSHALL MIDDLE	<b>MAR. 2</b> MONDAY @ FAIRHOPE MIDDLE	<b>MAR. 9</b> MONDAY @ FAIRHOPE MIDDLE	

\*On MONDAYS, boys play at 4:30pm and girls play at 5:45pm. \*On THURSDAYS, girls play at 4:30pm and boys play at 5:45pm.  
\*HOME GAMES (in bold) are scheduled on Daphne Middle School's website. \*MARCH 16-20, 2020: A.A. Transmittal (continued on p. 16)



## NATIONAL SIGNING DAY

2020

LakeForestDaphne.com

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SAVE 30 % by April 15th .....	-\$ 57.74
Your Cost.....	

**\$134.73**

### Contact Us By May 1st

A/C Precision Tune Up, Regularly.....	\$192.47
SAVE 20 % by May 1st... ..	-\$ 38.94
Your Cost.....	

**\$153.91**

### Contact Us By May 30th

Standard Water Heater Tune Up.....	\$388.62
SAVE 20 % by May 1st... ..	-\$155.45
Your Cost.....	

**\$233.17**

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