

September Newsletter

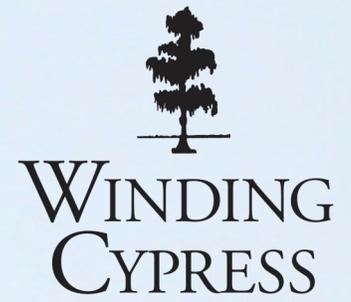


Photo by Becki Thompson

Board of Directors

William Powell, President

Bill Bell, Vice President

Michael Boriss, Treasurer

James Schopp, Secretary

Kay Ballard, Director

WCboardofdirectors@swpropmgt.com

HOA Staff and Office Hours

Hours 8 a.m. to 4 p.m.: Mon—Fri

After hours: 239-261-3440

OFFICE: 239-732-7171

Property Manager

Miguel Diaz

wcmanager@swpropmgt.com

Assistant Manager

Colby Williams

wcassistantmanager@swpropmgt.com

Front Office Staff

Bonnie Lorence

adminwc@swpropmgt.com

Activities Director

Maribeth Jones

activitieswc@swpropmgt.com

SHADY PALM: 239-732-5995

Shady Palm Manager

Oscar Escalona

spmanager@swpropmgt.com

Shady Palm Assistant Manager

Marcus Stone

spassistantmanager@swpropmgt.com

FACILITIES:

Housekeeper

Antonia Devila

239-732-7171

Maintenance Supervisor

Derrick Olan

239-732-7171



Report from Your Property Manager

Miguel Diaz

August was a busy month for sure. Here are a few highlights from a management perspective:

- Our new landscaping and irrigation contractor, BrightView Landscaping, started working in Winding Cypress. As with anything new, there were a couple of hiccups but overall the feedback has been excellent! If you haven't already, be sure to sign up for an account on BrightView's HOA Portal: <https://hoa.brightview.com/> This is a convenient way to contact them and submit your landscaping or irrigation requests. Remember to put your phone number in the request itself so they have a way to reach you.
- The office has completed several administrative projects to help better organize and streamline processes, such as a guest registration sheet and overnight street parking passes. Be sure to see Bonnie in the office if you have any questions.
- We are in the process of securing quotes for multiple outstanding maintenance items, including resurfacing pickleball courts; tennis screen installation; cabana area renovations; and sprinkler, firepit, kitchen fridge, and pool plumbing repairs. We continue to work with Cascade Fountains on the front entry fountain repairs. The pumps have been removed and are being assessed.
- Derrick, our maintenance supervisor, has addressed wasp and ant issues at the dog park. Please let the office know of any pest concerns going forward.
- The Board of Directors and Southwest Property Management interviewed several candidates for the position of Shady Palm Manager. Oscar Escalona has accepted the position. With more than twenty years of experience, Oscar brings a wealth of restaurant operations know-how to Winding Cypress!
- In addition, an overall assessment of staff responsibilities was carefully considered. An Assistant Cafe Manager position was created, and current Shady Palm employee Marcus Stone accepted the position.

Congratulations to both Marcus and Oscar!

Derrick Can Do It!



Derrick Olan, Winding Cypress's maintenance supervisor, has something that many people want and few ever get: satisfaction in his job. Derrick, an auto mechanic by trade, loves to work with his hands and has a myriad of opportunities to do just that, fixing and maintaining a host of different systems, equipment, and operations within the WC common areas.

Originally from the Bronx, New York, Derrick moved to Fort Lauderdale several years ago. He retired after 34 years of service with the U.S. Postal Service and loved to do handyman-type jobs in the evening—even when he worked at the U.S.P.S. He and his fiancée vacationed in Naples and loved the nearby Ave Maria community. They ended up settling in Orange Blossom Ranch, a few minutes from Ave Maria and a 35-minute commute to Winding Cypress.

Bayfront of Naples was fortunate to have Derrick as their maintenance supervisor prior to his coming to Winding Cypress. Bayfront is managed by Southwest Property Management, the same company who manages WC. While working at Bayfront, Derrick met Miguel Diaz, who wasn't yet working at WC. When Miguel became the Property Manager at WC, he soon thereafter called Derrick to ask him to join Miguel's team at WC. Bayfront's loss is WC's gain!

Winding Cypress is significantly newer than the approximately 20-year-old Bayfront, so repairs

are generally less frequent at WC and preventive maintenance is more important here, according to Derrick.

Derrick has some tasks that he performs on a regular schedule such as emptying trash, dragging the tennis courts, and blowing debris off the pickleball courts and other common property...but he leaves plenty of time during his day to deal with the one-off maintenance and repair issues that come up almost daily in his job.

One of his biggest challenges at WC is the condition of the tennis and bocce courts. He hopes to get them back into shape after some neglect in the past. Like the rest of us, Derrick sometimes watches YouTube to learn or improve his handyman skills and it has taught him a lot



about maintaining clay courts.

Derrick has 2 grown sons from a previous marriage, and he and his fiancée are planning to marry in 2022 (congratulations!). In his free time, he enjoys going out to dinner, flying drones and remote-control airplanes, and jet-skiing. He describes himself as a "good guy, spontaneous, witty, understanding, a good listener, and compassionate". This was certainly evident during this writer's interview with him! Be sure to wave and say hi when you see Derrick on his "new" maintenance department golf cart or doing one of the million jobs he does to keep our common areas repaired and running smoothly.

Board Briefs

September 2022

Once again, the WC Board of Directors has been very busy in August. They've welcomed BrightView as our new landscape company and are meeting with them regularly to ensure a successful partnership. Included in the meetings are discussions to help homeowners mitigate their downspout diverter costs and issues, which will help reduce lake erosion problems.

As always, the Shady Palm is a key focus area for the board. In conjunction with Southwest Property Management, they conducted an intensive search for a new restaurant manager that will meet our needs well into the future. They are optimistic that they've found an excellent candidate.

We all miss our beautiful and welcoming entrance fountain and the board is working with Cascade Fountains to get it back up and running as soon as possible.

The board continues to encourage all homeowners to enroll in HOAst so that we can conduct a vote on changing our governing documents from builder-centric to homeowner-centric language, as well as changing the voter threshold and putting control back in the hands of owners. If you need help enrolling in HOAst, please send a message to the board by clicking [here](#). So far, 412 of 744 residences have enrolled. This means 332 large envelopes will need to be mailed out for the next vote. Imagine how much paper, postage, and man hours that represents. Every household/member who registers for HOAst helps the community!

Lastly, as a reminder, the board has adjusted the WC facility rental fees and guidelines, in keeping with its commitment to maintain the beauty of Winding Cypress and its buildings and grounds. These changes are in effect as of August 1, 2022. If you have already made a firm reservation and committed to a rental under the former fee structure, the HOA will honor the fees stated in that contract.

The contract is currently under revision to reflect these changes, including rentals to WC homeowners only. Please review the updated fees and guidelines [here](#).

Please contact the WC Activities Director at Activitieswc@swpropmgt.com to book your next special occasion!

Please also note that a security deposit is required for all areas, which will be returned if the space is left in clean condition and no damage has been incurred. Additionally, all private owner events associated with a rental are to be catered by outside services only. The Shady Palm and its staff will no longer be available for private events.

Welcome New Neighbors!

If you have recently joined the Winding Cypress community and would like to be introduced to your neighbors via the newsletter, we'd love to do so!

Please send an email message to windingcypresscomm@gmail.com with the following:

- Your name and the name of anyone in your household who'd like to be introduced
- Your street address or phase, if you do not want your address shared
- The month and year of your arrival in the community
- Where you moved from
- Any information such as pets, interests, etc. that you'd like your neighbors to know
- Optional: A photo of you and anyone in your household who'd like to be introduced (this includes pets!)

Introducing Your Board Secretary

Dr. James Schopp, “Jim” outside of the business arena, is full of surprises. One minute he has the microphone and is speaking with the polish of a seasoned emcee, the next he’s looking for a task, so he doesn’t have to “work the room.” (Amazingly, he is an introvert). But the Secretary of our Board of Directors is quite predictable when it comes to how he tackles an issue. “I always like to look at things from a high-level perspective and try not to get bogged down putting out small fires.”

Jim and his partner David, a realtor with MVP Realty, have lived here for almost 6 years. “When I saw what my backyard would look like, I was sold!” Since Jim is a former second grade teacher and school superintendent, we asked him what grade he’d give the Board. “B+. Everyone on the Board is a hard worker and wants nothing but the best for our community. All of us are on a learning curve and every month presents new problems and concerns.”

In addition to his illustrious career in academics, Jim is also a professional singer (classical and



music theatre) and has sung with symphonies and opera companies across the US and Europe. Presently he’s the tenor section leader with the Naples Philharmonic!

And off the stage he acts (pun intended) as the liaison to the Architectural Review, Compliance, and Appeals committees. “I’d like the community to know that all their board members and appointed committees are tirelessly working on behalf of our community.” In terms of his own committees, in describing how they work, he said “ARC is usually for changes and improvements before the fact, Compliance is after, and then if you’re not happy it goes to Appeals.” Jim hopes to make things as “neighborly” as possible and has achieved 100% compliance on issues where he just knocked on doors. “Have we issued violations? Yes, but sometimes knocking on doors, or picking up the phone can take care of it.”

And speaking of being out in the neighborhood, if you’re an early bird you’ve likely seen him out walking. “I’ve so enjoyed meeting the other residents in WC. I live on a small street and before I was on the Board, I only really knew my neighbors. Now when I walk in the mornings, I see many faces I know and recognize. I also enjoyed doing the focus groups last February. This gave the Board a sense of direction for the future, and I was able to have so many valuable conversations with fellow residents whom I’d never met.” Introvert, indeed!

Well aware that things aren’t perfect, we asked him to dive into the flip side of being on the Board. “Everyone told me to expect frustration dealing with residents. Actually, the residents have been wonderful! However, transitioning from the builder’s board to a resident board has been a challenge for all of us. We have rules that contradict, rules that were never enforced, policies that were followed or not - depending upon the sale of homes, not necessarily what’s good for residents.”

All that being said, Jim remains dedicated. So dedicated in fact, that when he realized residents couldn’t hear our board members during meetings, he purchased microphones out of his own pocket. So, when you see our Secretary, thank him, and maybe you’ll be lucky enough that he’ll sing you a song!



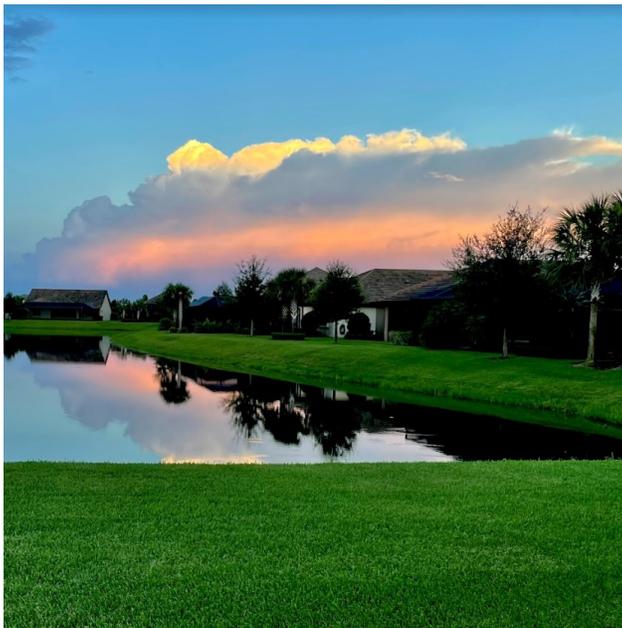


Photo by Alex Petrovsky

In Memoriam

Winding Cypress resident David Snyder wished us to share the following with his community.

Mona M. Snyder passed peacefully at home, surrounded by family, on July 3rd after a brief battle with uterine sarcoma.

David and Mona moved into Winding Cypress in February of 2019. Mona worked for many decades as a Critical Care Nurse at different hospitals. She is survived by her 2 children, Brian and Lauren, and her beloved husband David. Mona and David celebrated 44 years of marriage on June 10th.

Mona is greatly missed by all those who knew and loved her.



Calling All Photographers!

Do you love to photograph the natural beauty of Winding Cypress life? Please submit your best photo of Winding Cypress for a chance at becoming the WC newsletter cover! And as you can see in this issue, even if your photo is not selected for the cover, it could still appear in the newsletter. All photos used will be credited to the photographer, so be sure to include your name in the email.

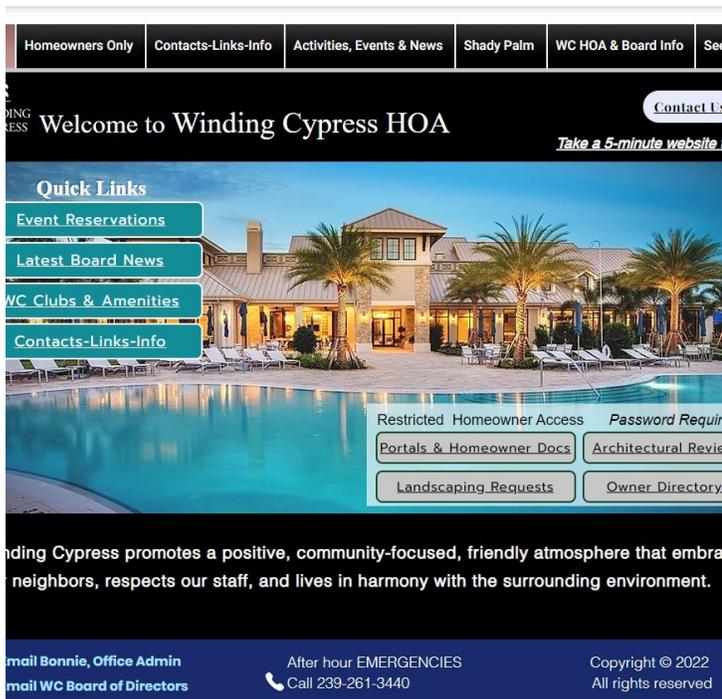
Please note: due to an overwhelming number of great photos received in the past, we ask that you limit your submissions to one per month per person.

Send your photo (in .jpg format, please) by September 20 to windingcypresscomm@gmail.com for a chance to appear in the October newsletter.

Photography buffs, get clickin'!



Photo by Mark Brewer



New Winding Cypress Website

Reminder that Winding Cypress HOA has launched a new and improved website, designed to enhance and improve the WC resident experience.

You'll find easy access to all the news, updates, portal links, contact information, and more - at your fingertips, and all in one place! And now, registering & paying for events is easier than ever - securely and conveniently, right here online!

View the Website > Windingcypress.org

Preview the website overview video > [WC Website Video](#)

For HOA security of owner-restricted information, please note that the "Homeowners Only" area is password protected, similarly to the former website. You simply need the former *password only* to access. If you are a **homeowner** and need the password, please contact Bonnie at the HOA office: adminwc@swpropmgt.com

We hope you find the site more accessible and user-friendly. Please send any feedback to windingcypresscomm@gmail.com

Winding Cypress Pickleball Club (WCPC)

If you think pickleball refers to something on a charcuterie board, then you haven't been paying attention. Pickleball is the fastest growing sport in the United States*, and here at WC, our amazing club and four beautiful courts make it easy to give it a try.

You don't have to be a seasoned athlete to play pickleball, although tolerance to heat is certainly a benefit here in southwest Florida! All you really need is a paddle, a ball, and a partner. Of course, it helps to get a little instruction, and again, we are lucky to have many residents who are not just willing, but eager to share their love of the sport. Be watching for upcoming announcements regarding free "Introduction to Pickleball" dates and times.

If you are like many, it won't take long to learn the game, and you will be hooked (read, "addicted"). Pickleball is not just a fun way to move your body, but it's also a wonderful way to meet your neighbors and make friends. In fact, the motto of the WCPC is "Promoting Positive Play for All."

So lace up your court shoes, grab a paddle, and head over the courts!

WCPC Board

Kati Bepko, *Chair*
 Jackie Bossi, *Vice Chair*
 Doreen Habben, *Secretary*
 Tammie White, *Treasurer*
 Angie Templeton, *Director*

Visit their Facebook page at <https://www.facebook.com/windingcypresspickleballclub>

*Source: SFIA 2022 Sports, Fitness & Leisure Activities Topline Participation Report.



If you thought that scorpions were only found in Arizona, think again!

There are over 2,000 species of scorpions of which 3 (shown below) can be found in SW Florida. Interestingly, the Guiana Striped Scorpion is found only in Collier, Miami-Dade and Monroe counties, including the Keys. Despite its name, the Florida Bark scorpion is the only invasive scorpion in Florida. The Hentz is the most commonly found. These crab-like arachnids are brown, have a broad flattened body, and ten legs. The front pair of legs are claw-like pincers which are used to hold their prey. A scorpion's most noticeable feature is their curled fleshy tail. It is usually held over their body. The scorpion tail ends in an enlarged upturned tip that ends in a stinger. The sting is used for defense as well as for capturing prey.

Florida Bark Scorpion

Centruroides Gracilis

Hentz Striped Scorpion

Centruroides Hentzi

Guiana Striped Scorpion

Centruroides Guanensis



The oldest known fossil record of scorpions indicates that they evolved around 430 million years ago and may have had gills as they evolved out of the water and onto land. Scorpions have been used for over 2,000 years in China as a surprisingly effective treatment for tremors and seizure-type symptoms. These include nervous system disorders, cerebrovascular disorders, malignant tumors, stubborn viruses, tetanus, strokes and more.

Fascinatingly, scorpions glow a bright blue-green when exposed to a black light, due to the presence of fluorescent chemicals in their outer shell, called the cuticle. They have a long-life cycle, lasting three to five years. Males and females go through a fascinating courtship ritual prior to mating. [Watch this video on Youtube.](#)

Scorpions do not lay eggs and the young are born alive. After birth, the young scorpions climb on the back of the mother and remain there until after their first molt, about 8 days. Scorpions will readily eat their own species and females will often eat their own young. Scorpions can be found living under rocks, leaf litter, loose bark of trees, dirt paths, or in places where insects can be found to eat. Despite seeming so scary, they are quite beneficial. They feed on nuisance bugs like roaches, termites, and crickets and offer some apparent health benefits when ingested.

SW Florida scorpions are non-deadly but if you get stung, clean the site with soap and water and hold an ice pack against it to reduce swelling. Some say to run hot water, as hot as you can stand, over it for 10 minutes. You could be allergic to the sting (like a bee sting only more intense). If you are allergic to insect stings, you might experience a wide variety of symptoms, including: an accelerated or irregular heartbeat, blurred vision, difficulty swallowing, drooling, increased blood pressure, muscle spasms or twitches, nausea and vomiting, numbness, seizures, strange movements of the head, neck and eye, sweating, or trouble breathing. Don't take any chances when it comes to your health. If you notice any of these signs of an allergic reaction, seek medical help at once. An antivenin is available for severe reactions to scorpion stings.

If you happen to come across a scorpion or a few, you can try the following recipe found on the web, just don't invite us for dinner!

Scorpion Scallopini

8 scorpions, or similar species, thawed
1-pint low fat milk
1 cup white cornmeal
2 tablespoons unsalted butter
1 tablespoon fresh lemon juice
2 tablespoons fresh flat-leaf parsley, chopped

Using a sharp knife, remove and discard the stingers and venom glands from the tips of the scorpions' tails. Pour milk into a medium-sized bowl; add scorpions and set aside. In a 12-inch skillet, melt butter. Remove scorpions from the milk mixture, allowing the excess to drain off. Dredge scorpions in cornmeal, one at a time. Shake off excess. Place scorpions in hot butter and cook until golden brown (approximately two minutes), turn and cook a minute more, until done. Drain on paper towels. Once plated, sprinkle with lemon juice and salt.



Committee Corner

Committee Corner features news from Winding Cypress's committees.

Architectural Review Committee Topic—Permits

As you settle into our beautiful community, you may decide you want to make further improvements to your property by adding a generator, outdoor kitchen, storm shutters, etc. Did you know that these projects may also involve obtaining a Collier County permit? The contractor will often take care of this for the homeowner, which is a great convenience. However, it's important to be proactive in the process to ensure that permit applications are being filed and to know their current status as your project moves forward. This may also help avoid possible delays.

One of the public reference tools that the Architectural Review Committee (ARC) uses to assist our WC homeowners is the Collier County Growth Department's CityView portal ([Collier County Web Portal](#)). This tool allows us (and you) to easily track and check the status of a permit application before and after issuance. In fact, it provides a history on a given property of all permits obtained by the county and their current status since the home was built. It's important to note that although you may see a green light on the side of your new generator or perhaps your storm shutters are installed and operational, your permit may still be open. If the permit application status is "issued," "under review," "approved," "inspections complete," or anything other than "FINALED," the permit is still open regardless of when the work was performed. Until a permit is FINALED by Collier County, the project may still need additional work to ensure compliance with county standards. It is also important to know that when your permit is FINALED, the HOA can send out an ARC Committee inspector and make arrangements to return your application deposit.

If you have questions about your permit, you should contact your contractor and Collier County Customer Service 239-252-2400 and they will direct you to the proper department for assistance.

Compliance Committee Topics— Golf Carts, Exterior Lighting, Bahama Shutters

Golf Carts

Owners may keep golf carts only within an enclosed garage, except for the temporary parking in the driveway of a parcel or in such portions of the common areas specifically designed for golf cart parking. No golf cart shall be driven outside the entrance areas or boundaries of Winding Cypress. Each owner who uses or permits his or her golf cart to be used in Winding Cypress shall provide the Association, on an annual basis, proof of liability insurance in connection with the operation of his or her golf cart, and such insurance shall have limits as shall be approved by the Association in its sole discretion. Each such policy shall name the Association as an additional insured, and shall provide the Association with thirty (30) days' notice prior to its cancellation. An owner shall be held fully responsible for any and all damage (whether to persons or property) resulting from the negligent use of a golf cart by the owner, his family members, tenants, guests, invitees, or others using the owner's golf cart. The owner shall reimburse the Association for any and all damage (including attorneys' fees and costs) the Association may sustain by reason of such misuse. Such damage shall be collectible from the owner and parcel pursuant to Section 4 of this Declaration. Owners and all others using golf carts in Winding Cypress agree to save and hold the developer, the Association, and their directors, officers, members, employees, and agents harmless for and from and against all claims, damages, losses, and expenses, including but not limited to attorney's fees and costs, arising out of or resulting from golf cart usage.

Exterior Lighting

Except for seasonal decorative lights, the exterior lighting of a parcel shall be in accordance with a lighting plan approved in writing by the Architectural Reviewer. Seasonal decorative lights may be displayed between the day after Thanksgiving and January 10th only.

Homeowners must submit an [ARC REQUEST FOR MODIFICATION](#) for any changes to exterior lighting prior to starting work.

(Continued on page 10)

Committee Corner (cont.)

Compliance Committee (cont. from page 9)

- **Garage Lighting:** Changes to exterior garage fixtures may be approved on a case-by-case basis; maximum 75 watt incandescent or 11-watt LED bulb per fixture. All exterior lights must be clear or white in color.
- **Up-lighting:** Solar and electric lighting must be neutral in color and no more than 18" in height. A photograph or visual example must accompany the ARC request form which states height when installed, color of lights, and bulb wattage.

Bahama Shutters

Homeowners must submit an [ARC REQUEST FOR MODIFICATION](#) prior to installation. Bahama shutters may be installed on front and rear windows only, must not be larger than the top half of the window, and must match the house trim or front door color.

Hopefully this information is helpful. If you have questions please contact windingcypresscompliance@aol.com.

Finance Committee

Topics—Turnover and Annual Audits, 2023 Budget, Event Planning/Pricing and Refunds, Audit Planning

Turnover and Annual Audit Updates— Readers will recall that in the August newsletter, the Finance Committee recommended that a turnover audit be performed by an independent third party.

A review of the turnover audit is being performed by the firm Gerstle, Rosen & Goldenberg LLC, Winding Cypress's new auditors. The committee expects the turnover audit to be completed in October. This will provide the community with the necessary information to discuss closure with Pulte on certain financial matters.

2023 Budget - Readers will recall that in the August newsletter, the committee announced that the 2023 budgeting process had begun. It is now fully underway. Discussions have been held with Southwest Property Management personnel. Budget templates, while still in the development stage, are usable for entering data to model "what if" scenarios and they expect to be entering initial budget data by the beginning of September.

Currently they are reviewing all Winding Cypress vendor contracts for validity, cost, payment timing, and other information.

Event Planning Pricing and Refunds—As reported in the August newsletter, the Committee has developed a new Event Planning Worksheet to formalize and document the process of setting ticket prices for WC Events. The new process requires budgeting the estimated cost of all line items that go into each event such as entertainment, food cost, tips, sales tax, labor etc.

The Event Planning Worksheet has been implemented and will be used for all upcoming events.

Also in the August newsletter, the committee reported its proposed simplified refund policy as follows: Any refund requests must be made before the announced refund cancellation date of the event, ensuring that the community can honor its financial commitments to food vendors, entertainment personnel, etc. The new policy also proposed that tickets be allowed to be transferred to other people in the community and, in rare circumstances, exceptions to these cases may be made with the approval of the WC property manager.

The Event Refund Policy was approved and will be used for all upcoming events.

Audit Planning—As mentioned earlier, Gerstle, Rosen & Goldenberg LLC are WC's new auditors. They have been retained to perform WC's 2022 fiscal year audit. Planning discussions should begin around October or November for an audit that will begin in late January.

Social Activities & Events Update

Summer may be here and the snowbirds have flown north, but there are still lots of things to do in WC! Be sure to check e-blasts and the WC website regularly for updates.

Also, if you have reserved an area in or outside the Amenity Center for a private event, please touch base with Maribeth to confirm. We want to ensure all previously-made reservations are appropriately logged and accounted for.

(continued on page 11)

Committee Corner (cont. from page 10)

Building and Grounds (B&G)

Topics—Fountains, Pond Erosion, Committee Member Changes

As you've probably heard, there's a LOT going on with our community's buildings and grounds. Our new landscaper as well as the fountain at our entrance have both been receiving a lot of attention. We'd like to clear up some of the rumors and misconceptions that have been circulating about both these subjects.

First, the fountains. Here are the facts:

The pumps for the fountain are located in a cement pit. Although the pumps receive routine maintenance, a seal on one of the pumps failed and caused the pit to fill with water, rendering the system inoperable. Our management company is digging into (no pun intended) whether this failure is the responsibility of the builder, the manufacturer, the maintenance company, or will ultimately have to be repaired at the expense of the HOA. In the meantime, the silver lining is that now that we have discovered the need for a leak detector in the pit, we can prevent this from happening in the future. We are all looking forward to seeing our beautiful fountain up and running as soon as possible!

Now for the issue of pond erosion. Some improper drain installations (after closing) have caused some issues with pond erosion. Dealing with these problems is a good example of how many of our advisory committees' responsibilities overlap - remember, this advisory committee's focus is our COMMON area, while the owner's property is under the purview of the ARC, so the two committees are working together toward a solution.

Lastly, there have also been a few changes within the committee itself, as we welcomed Michael Kaufman and Vince D'Andrea (both of whom had been members of the B&G Transition Committee.) We also want to give a big THANK YOU to Barbara Seccombe and John Jensen who will be sorely missed. Additionally, Vince and Michael Merola have been elected as co-chairs.

Over the next few weeks, the three Mikes (Kaufman, Merola, and Bevacqua), Vince, and Russ Glover will work with BrightView on the use of blue reflectors as well as with the Safety & Access committee on county approval of additional stop signs.

Safety and Access Control Committee (SAC)

The SAC has been doing a lot of work to keep our community appropriately accessible, yet safe. Committee Chair Cary Tamberino delivered a detailed and informative presentation of the issues the committee has taken on at the July Board of Directors meeting. Here is additional information on some of the projects discussed:

Throughout the month of August, the committee provided the Board with multiple recommendations, along with references, bids, and other information to help make decisions that should enhance our current safety and access situation. Some highlights include:

1. Consolidation of multiple contracts dealing with safety and access facilities
2. A new gate access and maintenance system (including software, hardware, and monitoring)
3. Additional signage

As our community continues to establish itself, there will undoubtedly be more and better ideas to ensure things run smoothly in the safety and access arena. In the meantime, if you see something unsafe, report it to our property manager ([click here](#)) or assistant property manager ([click here](#)). Of course, if it's a police matter, call 9-1-1.



Photo by Sherry Ann Brusha

Social Activities and Events Update

When a Communications Committee member spoke recently with Maribeth Jones, she said, “As your new Activities Director, along with the Events and Social Activities Committee, I have to say we’ve been overwhelmed by the support we have received! Attendance has been great, even in the off-season!”

Maribeth added, “For something a little different, the food trucks have been a big hit! Please keep in mind that lots of variables can affect both their arrival time and menus. They work long days, often coming from another community to ours, and are dealing with the same price fluctuations and food availability that we are. So as we brave the elements getting dinner in the rain, and dealing with menu or truck logistics, I’d like to extend kudos to Winding Cypress for showing patience, perseverance, and dedication!”

Finally, she reminds us to remember to check out

the website for details on all the events and activities, including the movement room and gym classes. Signing up and paying online now is secure and easy, and helps WC staff manage reservations. Please note that if you need to cancel, let Maribeth know directly as canceling through the website costs WC money. Check out current activities [here](#).

As Maribeth and the Events and Social Activities Committee continue to work together to bring you fun and engaging activities, please feel free to stop in or send Maribeth an email ([Click Here](#)) with any suggestions or feedback.



Photo by Sue Bombardier

Getting to Know Winding Cypress' New Landscapers



BrightView Background

The next time you watch a Los Angeles Rams or Chargers home football game, check out the outside views of SoFi Stadium. Winding Cypress' new landscape company, BrightView, played a critical role in the installation of the surrounding landscape and water features including the 5.5-acre lake and 8-foot waterfall!

BrightView is the largest landscaping company in the nation and is the only one that is publicly owned. Headquartered in Blue Bell, Pennsylvania, a northern suburb of Philadelphia, BrightView is the product of a 2014 merger between the Brickman Group and Valley Crest Landscape Companies. You may notice that the "B" and "V" initials of BrightView are the same as the first initials of the two companies that spawned them.

California, Texas, Florida, and the northeastern U.S. are currently the largest markets served by BrightView. In addition to landscape maintenance, currently the majority of BrightView's business, they also perform tree care, snow removal, sports turf, water management (irrigation), and development, including construction and hardscapes. BrightView has a facility about 4 miles from Winding Cypress off State Route 41, so despite their national footprint, they can also be considered a local company.

The BrightView Winding Cypress Team

A team of landscape and other professionals service our community. Key among them are James Geraghty, Business Developer; Julio Vazquez, Account Manager; and Joshua Hernandez; Operations Manager.

James is WC's BrightView Sales contact. With Julio and Joshua, he has been meeting frequently with Miguel Diaz and the WC Board to get our landscaping plans implemented. James will be involved with WC for at least 6 months until the company is fully familiar with the community and things are running smoothly.

Julio Vazquez, our BrightView Account Manager, is assigned to Winding Cypress on a full-time basis. Julio has 13 years of experience in the landscaping business and started his landscaping career as a crew member – one of the workers who covers himself head to toe and works in the punishing sun and ninety-something-degree heat! BrightView requires that people in positions like Julio's and Joshua's have experience like the crews they manage.

Joshua works with Julio and is the Operations Manager for Winding Cypress. He too is assigned

(Continued on page 14)

(continued from page 13)

full time to our community. Although he has fewer years of experience than Julio, he too started as a crew member and knows well the unique and difficult conditions that crew members endure in their work.

Safety of their workers is paramount for BrightView. As such, Julio and Joshua are responsible for ensuring there is adequate drinking water and electrolyte beverages for the crew members and that they take appropriate breaks. They also have experience in recognizing the signs of a new crew member who may be pushing himself/herself too hard and ordering them to rest and hydrate.

Assessing Resources

Figuring out how to bid on a large landscaping, tree care, and irrigation project like Winding Cypress is a science for Brightview. They use a proprietary software program whose inputs include, among other things, the exact acreage of turf and bed space, the type of plant materials currently used, and how often the property will be mowed, pruned, fertilized, and treated for pests.

To ensure adequate staffing, Brightview's Florida region uses two in-house recruiters – one for managers and one for hourly workers. Often there is movement of employees within the region (promotions, experience-matching, etc.) in addition to hiring of new employees when a new client is obtained. Equipment and consumable (fertilizer, pesticide, etc.) needs are, like staffing requirements, based on the output of the software program. Equipment is sourced within the company, purchased new (or used if necessary) and sometimes even rented to be sure that the right tool is available for a job.

If you attended the informational meeting where BrightView presented its capabilities, you may recall that they discussed the use of drones in their business. Interestingly, drones are not used at the initial proposal stage. Rather, they are used once the company is working within a community to judge certain conditions of the property, especially during the change of seasons.

BrightView's Competitive Edge(s)

James explained that in addition to its national reach and capabilities, BrightView believes its employee training, team culture, and careful attention to client relationships are key factors that set it apart from its competitors. In southwest Florida, 95% of BrightView's clients are homeowners' associations and condominium communities. James says they realize that their relationship is not only with the governing committees of the communities but also with each individual home or condominium owner. While he knows that they can't please all of the people all of the time, the company is committed to satisfying as many as possible, and to do that, communication is key. Hence their close and frequent contact with our property management.

COMMUNICATION

(Continued on page 15)



(continued from page 14)

BrightView Connect, the customer portal into which homeowners can enter service requests and questions, is also an advantage in being able to communicate with individual homeowners. You can access their Connect portal [here](#).

Helping BrightView Serve Winding Cypress

James' advice for the best service from BrightView is three-pronged:

1. Use BrightView Connect whenever possible for service requests and questions. For nonurgent issues you can usually expect a response within 72 hours. It may take a bit longer if there is an event or issue (such as a severe storm) which affects multiple properties.
2. Allow the crew members to do their jobs undisturbed. They are not usually in a position to help you with special requests or questions and stopping them while they're working only slows things down for everyone. Crew members may not have a fluent command of English, but managers must, and they can be reached through BrightView Connect. Please also be mindful that crew members often wear hearing protective gear, and you can startle them if you approach them from behind. Please also be careful when driving near equipment and crew members as they may not be able to hear your car.
3. Be patient. Winding Cypress is a large community, and it will take BrightView some time to learn its ins, outs, and idiosyncrasies. We are an important client for them and their commitment to us and southwest Florida in general is evidenced by the facility they've opened less than 5 miles from our community. Welcome, BrightView!



Julio Vazquez, Account Manager



Joshua Hernandez, Operations Manager

Our Bylaws Need to Be Changed

Our bylaws contain a lot of language referencing the developer (Pulte/DiVosta) and needs to be removed now that we have transitioned to an owner-based community. This (or any change to the bylaws) requires a special meeting where there is a quorum AND a minimum number of members are in agreement.

Understanding this process, unexciting as it may be, empowers you to be part of the community decision-making process. Down the line, these decisions may impact your residence as well as your bank account. You can certainly educate yourself by reading the actual Bylaws ([click here](#)), but if your eyes tend to glaze over when reading legalese, here are the basic requirements to make a change as they currently read:

- **You must be an owner/member to vote** (one vote per residence)
- **Quorum:** A minimum of 30% of all members (one per residence is counted) must “attend” the meeting where the vote is being conducted. There are three ways to do this:
 1. Physical presence at the meeting (Zoom attendance alone, although welcome and valuable, does not count)
 2. Use HOAsT, the online voting system. This counts as being present¹
 3. Submit a paper proxy (a form that designates someone to represent you)

Once all 766 homes have sold, a quorum will require attendance of at least 230 members (one per residence counted). Knowing our event room seats a maximum of 136, it is imperative that most members utilize HOAsT or submit a proxy.

- **Two-thirds of ALL members must agree:** Once all 766 homes have been sold, this will mean a minimum of 511 votes in agreement. In other words, even if 510 votes are in agreement, if 257 members choose either not to vote or are not in agreement, the measure will not pass.

NOTE: the Board of Directors is considering proposing a change to the bylaws that will seek to amend this requirement to two-thirds of those who vote (once quorum has been obtained).



Photo by Dick Murray

The bottom line: The Bylaws need to be changed. How can you do your part to ensure we get a minimum of 230 “attendees” as well as 511 votes in agreement? There are three ways:

1. Vote using HOAsT. This puts checks in both boxes – attendance and voting. Just remember that even if your household has two HOAsT users, only one vote will count per address.
2. Physically attend the meeting and cast a ballot. This obviously counts towards both, but seating is limited.
3. Submit a paper ballot AND proxy. All owners who have not opted in to HOAsT must be mailed both, and must return BOTH prior to the meeting. This is the least optimal option; it costs the HOA (you) money, takes extra time, and wastes paper.

Not registered to use HOAsT? Click [HERE](#) to request access. Be sure to include your name and WC address.

¹ Here is a link to read the Florida law addressing quorum: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0700-0799/0720/Sections/0720.317.html

“(3) A member voting electronically pursuant to this section shall be counted as being in attendance at the meeting for purposes of determining a quorum.”



Homeowners Association (HOA), Management Company, and Developer. Governance can be confusing!

It's no wonder people are confused by who does what, where the responsibilities lie, and who is actually governing the community! Let's take a look at each of the governing bodies involved with a new community and explain how each affects us as homeowners.

Developer

In Winding Cypress, the Developer is Pulte Group, a publicly traded residential construction organization founded in 1950. In their 70+ years in business, Pulte has acquired many smaller regional companies, including DiVosta Homes in 1998. They are **strictly a residential construction developer**, responsible for land acquisition and the construction of resident communities such as Winding Cypress.

Since the election of the Winding Cypress Board of Directors in January, *Pulte relinquished any stake in WC HOA* outside of completing the final homes and any infrastructure work in accordance with their original plan. They no longer have any hand in the negotiation of WC contracts, creation and/or management of budgets, legal issues, or any other management, administration, or fiduciary responsibilities within WC. Additionally, ***Pulte no longer has a seat on the WC HOA Board of Directors.***

As of this date, there are only a handful of homes remaining to be completed. Once all homes are complete, homeowners have closed on the properties, and any outstanding infrastructure work is completed, Pulte will no longer be associated with Winding Cypress in any way.

The Winding Cypress Homeowners Association (HOA)

Winding Cypress Homeowners Association is, in summary, our resident volunteer Board of Directors whom we elected in January 2022, in conjunction with advisory input from our volunteer resident committees. The HOA **does not have any employees**; for that, the HOA employs Southwest Property Management (SWPM) to manage the property for the HOA. All employees on site are employees of SWPM. (See below for further details on SWPM).

The WC HOA provides the overall management and decision making that keeps our community running smoothly and efficiently, including but not limited to the management and administration of:

- Budgeting
- Contracts
- Legal
- Rules and regulations governing the community
- Compliance
- Building and grounds oversight
- Safety and Access Control
- Communication
- Overall management of the community itself

In short—the WC HOA is comprised of elected resident volunteer Board members, with assistance from resident volunteer committee members, who are responsible for everything community related.

(Continued on page 18)

(Continued from page 17)

Southwest Property Management (SWPM)

In Winding Cypress, the management company is **Southwest Property Management**. SWPM is **strictly a management company** hired by the Winding Cypress HOA, who has signed a contract with the HOA to manage the day-to-day activities of WC. SWPM is directly responsible for coordinating and overseeing community repairs and servicing of equipment and amenities, scheduling and managing activities, soliciting contracts (to be reviewed and approved by the WC BOD), oversight of the Shady Palm Cafe in conjunction with the WC BOD and the Shady Palm Advisory Committee, WC resident assistance, and overall administration of daily operations.

As a company hired by the HOA, SWPM entered into a contract to work here and provide their management expertise. Their contracted obligations to WC includes staffing our community with several employees on-site to help run WC effectively: A property manager, an assistant property manager, an office administrative assistant, an activities director, a maintenance supervisor, a facilities housekeeper, and all staff associated with the Shady Palm. In other words, **all employees on site are Southwest Property Management employees**. The WC HOA does not hire, manage, or fire our on-site employees; they work solely for SWPM.

In the diagram below, you can see that the current governing body of Winding Cypress is the HOA. The HOA is the top level of governance. and the contracted management company (SWPM) and their employees report to them. Finally, the builder (Pulte Homes) is no longer involved in the governance of the community whatsoever, and they no longer hold a place on the Winding Cypress board.

We hope this clears up some of the (understandable) confusion!

