

WC HOA Board

Year #1 and Counting

Highlights of 2022-23

Board Summary

- **Over All Accomplishments/Meetings**
 - **Shady Palm**
 - **Finances**
- **Communications/ARC/Compliance/Appeals**
 - **Building & Grounds**
 - **Safety & Security**
 - **Activities**
 - **Personnel**

• Overall Accomplishments

- Using focus groups and a survey, met with 411 homeowners to set a vision for Winding Cypress (should be done every 4 years)**
- Organized committees and selected members - each board member serves as liaisons to committees - Finance, Safety/Security, ARC, Compliance, Appeals, Activities, Communications, Shady Palm, Building & Grounds**
- Initiated the ongoing review of engineering studies and financial reviews leading to developer turnover**
- Reviewed multiple transition committee reports**
- Added and upgraded maintenance contracts for all major systems on property (including SP)**

• Board Meetings - Total 34*

• Regular Open Meetings = 12

• Closed Session Meetings = 12 Personnel, Legal

• Workshops = 5 App Folio, Focus Group, Access, ARC, Rules/Regs

• Townhall Meetings = 2

• Membership Meetings = 3

• Not including committee meetings *

•Shady Palm

- Reorganized the operations of SP
- Ensured full SP staffing and training
- Instituted Saturday evening dining
- Ensured that the SP was clean, equipment operational, and meeting all health codes
- Upgraded multiple pieces of equipment including a new ice machine and beer tap
- Increased food and beverage operations
- Created a financial worksheet to organize/analyze revenue and expenses
- Introduced software (MarginEdge and Kickfin) for better management

• Finance

- Gathering evidence required to hold builder accountable to fix/repay community for inadequate or failure to maintain the overall community
- Updated accounting systems and created the first owners' HOA budget with minimal increases
- Increased contributions to reserve fund
- Conducted an audit to ensure proper financial turnover from builder
- Engage Delta for HOA sponsored engineering and reserve studies
- New accounting firm for annual accounting and auditing
- Both the Delta and Gerstle studies will be central to negotiations with builder

• Communications/ARC/Compliance/Appeals

- Established a monthly newsletter**
- New and improved WC website**
- Hired a web master**
- Improved communications and transparency via newsletter, Constant Contact, FB, and emails**
- Initiated an online voting system (Hoast) to facilitate resident participation**
- Reviewed and approved a new plant list (posted on web-site)**

• Communications (cont.)

- Worked with over 160 residents on compliance issues**
 - Friendly reminder**
 - First formal notice = 3**
 - Second formal notice = 0**
 - Fining/Appeals = 0**
- Decreased the wait time for ARC approval from 6-8 weeks to aprox 2-3 weeks**
- Approved the rewriting/updates of ARC Guidelines & Rules and Regulations**
- Approved a more inclusive house painting scheme - added to web site and created a book of paint swatches to be perused by homeowners**
- Processed over 370 ARC requests**

• Buildings & Grounds

- Coordinated the resurfacing of pickleball, bocce, and tennis courts**
- Vetted, interviewed and held town-hall meetings leading to the selection of a new landscape company (saving \$500,000) - kept costs the same for the first two years and a small increase for year 3**
- Negotiated a \$100K BV coupon to beautify common areas**
- Weekly meetings with BV**
- Over-site of hurricane cleanup**
- Upgraded common area landscaping**

• **Buildings & Grounds (Cont.)**

- **Complete overhaul and design review of community fountain**
- **Working with CDD engineers; researching and coordinating remediation of pond erosion**
- **New air conditioning unit for pool house**
- **On-going maintenance of pumps, pool heater, and other equipment**

• **Safety & Security**

- **Initiated a safety study to improve signage, speed control, and access control**
- **Purchase of 3 AED's (4 on property)**
- **Reviewed and interviewed access control companies/systems**
- **Interviewing companies to power wash common areas and to assist individual homeowners (sidewalks, driveways, roofs)**

• **Activities**

- **Increased the number of social activities**
- **Online reservation and payment system**
- **Augmented the number of outside vendors (food trucks, Fresh Catch, knife sharpening, etc.....)**

• Personnel

- **Interviewed and selected property manager, assistant property manager, office staff, activities director, SP manager and assistant manager**
- **Hired and met with HOA legal council**
- **Promotion and training of staff**