



# WATERCREST Newsletter

Brought to you by your Watercrest Communication Committee

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## June Meetings:

### BOD:

Thurs 06/01/2023 6:00-8:00  
Jacaranda Library & Zoom

### ARC:

Wed 06/07/2023 10:00  
Amenity Ctr & Zoom

Wed 06/21/2023 10:00

## THE JOURNEY FROM COW PASTURE TO WATERCREST

Watercrest Community Association, Inc came into being March 12, 2014, as a not-for-profit corporation, when the Articles of Incorporation were filed with the state by the Developer. The association was organized for the purpose of establishing the powers of and the rules under which Watercrest would operate, maintain, manage, improve, and administer the use of the Common Areas and other portions of the cow pasture, soon to be a Subdivision called Watercrest. The Declaration of Restriction was later drafted for Watercrest and registered with Sarasota County on August 26, 2016, making Watercrest a Deed Restricted Community. These restrictions are tied to your property via your registered deed for as long as the Watercrest Community Association is in existence.

Under the terms of the Articles of Incorporation, there were 3 initial Board members 2 who were representatives of the Developer and 1 community representative. All were appointees of the Developer. The Developer remained in control of the community until 2019, when Lenar Homes purchased the remaining lots in Watercrest. At this time the developer gave 90 days' notice of turnover of the Association to the owners, hence the Association would become an owner-controlled HOA. Watercrest was less than 50% built out, but the Developer no longer had any financial interest in the community and we were on our own. The Association was turned over to the owners effective January 31, 2019. The following is a **July 8, 2019**, update to residents prepared by our then President, detailing the hurdles we faced. Through tremendous community effort, teamwork and a lot of hard work we made it.

### Dear Watercrest Community Residents:

**July 8, 2019**

Our Association has come a long way since the evening of January 31st, when the association was turned over to our residents from the Vanguard/JPL, the developer. As you may recall, immediately after the turnover meeting, the property manager at that time, Castle, gave us a 60-day notice of termination of their contract with our Association, as a parting gift. A few days later, the Board began to interview new property managers, and within a month, engaged Lighthouse, a very reputable and well-established property manager. Lighthouse initiated work to obtain our financial data from Castle, which was in poor condition at best. They then proceeded to clean up our receivables, payables and accounting, ensuring that we have the funds we are due to pay for the expenses of our community. Lighthouse also assisted us in implementing a user friendly and reliable Watercrest web site that now allows us to communicate rapidly with residents. The site provides community reference documents and downloadable and online forms. The website also allows residents to make payments and view payment history of their Watercrest financial account. While there is more work to be done on the website, and more residents need to provide us their e mail addresses so we can communicate electronically with them, the website clearly has significant capabilities and is a very reliable platform. As recently requested by community members, we will immediately post on our website (in addition to posting in the community), the dates, times and location of the Board meetings with agendas. Within a week after the meeting, we will also post "unofficial meeting notes" from that meeting. (Minutes are not official until after the following board meeting, once they have been approved by the Board) While past community updates have focused on a few areas of concern in the community, we want to highlight some of the many areas the Board members are working tirelessly on via committees and work groups.

**Landscaping**, (including mowing, mulching, irrigation, trimming, weed control, fertilizing and plant replacement) which has been a huge undertaking given the turnover of staff with the current vendor, complications from ongoing construction and condition/quality of landscaping at resident property closing. We are working diligently to get this back on par, including looking at new potential vendors.

**Maintenance**, general maintenance, pool maintenance, pond maintenance, vehicular and pedestrian gate repair and

maintenance. (A new gate maintenance company was recently approved at the last Board meeting).

**Receivables, Payables and Accounting**, which was provided to us from Castle in a state that needed hours and hours of sorting out, reconciliation and collection efforts.

**Reserve Studies**, to determine what monies we need to put away so we can pay for capital expense items for both the Villas (roofs and paint) and all common areas (e.g. pool resurfacing, pool pumps/filters, amenity center roof, fitness center equipment, vehicular gates, etc.) in the future.

**Board technical support** to assist board members in communicating and preparing meeting materials. • Website development coordination with Lighthouse information technology. • Rebidding of all vendor contracts to insure comprehensive services at reasonable cost.

**Architectural Review requests** from residents desiring to modify exterior of homes and landscaping. • Violation processing for residents and builder not following deed restrictions within the Watercrest Declaration of Restrictions.

**Site engineering studies**, so that we can potentially secure funding from Vanguard (developer) and Lennar (builder) for defects/damages that are not our financial responsibility.

New resident welcome letters and greetings.

**Investigating security camera options** at entrances and amenity center.

**Community wide standards development** which provide details on the standard of conduct, maintenance or other activity throughout the community, the goal of which is to maintain the ambience of the community, protect property values and minimize environmental impact.

**Transition from a developer-controlled Homeowners Association (HOA) to a resident controlled HOA is a significant undertaking. It requires endless hours of work from dedicated volunteer Board members, and our Board members have each put forth a tremendous effort. While there may be bumps in the road, we continue to make positive progress in building Watercrest into a great community with a highly functioning HOA.**

We continue to work closely with our legal counsel Ulrich Scarlett Wickman and Dean PA, and have recently consulted them on the following items:

Discussion and recommendations on Fair Housing Act and regarding rules previously posted by the developer at the Amenity and Fitness Center.

Discussion regarding the site engineering study and the preparation of the 558 notice (the first step to address developer and builder construction deficiencies)

Reserve Study findings and requirements

Architectural Review Committee procedures

Violation Procedures • Community Wide Standards development

As we move forward and our community continues to rapidly grow to its planned 294 units, we will be faced with many issues and decisions that all new HOA deed restricted communities face. I am confident that our Board members will continue to dedicate themselves and provide the necessary efforts to work through these issues and decisions in a timely manner, while fulfilling their roles as fiduciaries under the terms and conditions of the Association Articles of Incorporation, Bylaws and Declaration of Restrictions”

**The WATERCREST Newsletter is taking a Holiday. There will be no July issue.**

### **WATERCREST RECOGNIZES:**

**Community Contributors:** Our neighbor, Linda Walker, is featured in a video about THE HAVEN, in Venice. To check out her segment (about 1.25 min into the video), copy this link to your browser: [www.youtube.com/watch?v=3TKgx-teT98](http://www.youtube.com/watch?v=3TKgx-teT98)

#### **Please Welcome Our New Neighbors:**

Jeffrey & Tonya Presley, 9916 Haze Dr.

Joining us from the state of Indiana on a seasonal basis

Steven R. Barry, 19349 Nearpoint Dr.

Steven will be joining us on a seasonal basis from New York State