



WATERCREST Newsletter

Brought to you by your Watercrest Communication Committee

VOTER APATHY

How It Can Affect A Community like Watercrest

In this issue:

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August Meetings:

BOD:

NO BOD Meeting this month

ARC:

Wed 08/02/2023 10:00
Amenity Ctr & Zoom

Wed 08/16/2023 10:00
Amenity Ctr & Zoom

Changes to the Declaration of Restrictions (DOR) for a Deed Restricted Community like Watercrest require a 2/3 majority vote of **ALL** Owners to amend them and the majority rules. History has proven this is almost impossible to accomplish however with the level of voter apathy prevalent in most communities. This is what most likely contributed to the results from last year’s voting. As a reminder, there were three amendments to the DOR offered up for a vote. They were:

1. Eliminate reserving requirements for villa roof repair or replacement and prospectively impose special assessments levied against villa owners Instead.
2. Amendment to the DOR to eliminate any ambiguity surrounding the liability for future Villa roof repair or replacement assessments. This change is to Insure that responsibility for any assessments imposed for Villa roof repair or replacements is assigned strictly to Villa owners, without impacting single family homeowners.
3. Reinstate the practice of collecting a one time “Capital Contribution” upon the sale of any home in Watercrest going forward. The amount of the Capital Contribution to be paid by the new owner shall be equal to one quarter (1/4) of the then current annual Regular Assessment for the lot being conveyed to the new owner. Proceeds from Capital Contributions are be used at the discretion of the Board of Directors for any purpose benefiting the community.

Results of the special vote last November for these three amendments are as follows:

YES Votes: 123	NO Votes: 74	74 more Yes votes needed to pass.
YES Votes: 184	NO Votes: 12	13 more Yes Votes needed to pass.
YES Votes: 183	NO Votes: 14	14 more Yes votes needed to pass.

We have 294 Households in Watercrest, 84 of which are Villas. A total of 94 households in Watercrest did not vote at all for either the Board of Director positions or for these three amendments. To alter any portion of the Watercrest Declaration of Restrictions the community needed 67% of owners voting for the change, or a total of 197 **YES** votes. This is not just an arbitrary number but is mandated under Florida Law. **Over 93% of those Households that DID vote, voted YES on amendments 2 and 3 above. Had even 16 more Households sent in ballots and voted at this 93% rate, amendments 2 and 3 would have passed. There is a lesson to be learned here, Voter Apathy can be a detriment to the advancement of any community.**

FAST FORWARD TO MAY 2023

Against all odds and contrary to the norm, we did all finally come together to make a change in the DOR this past May. It Just goes to show that when a community works together positive changes can happen. It was a herculean effort on the part of many residents and the BOD, with residents emailing out of town owners, residents going door to door and constant E-Blasts from Sunstate, but we passed the vote on the amendment to the Declaration of Restrictions that was required by the Southwest Florida Water Management District (SWFWMD) to bring our Declaration of Restrictions into compliance so that our community would not incur fines.

YOUR CHANCE TO MAKE A DIFFERENCE

The Board may or may not put these same 3 amendments to our Watercrest Declaration of Restrictions up for a vote again this year. That is not the point of this article. This Fall however, we will all be voting on 3 BOD Director positions that will be expiring. We will all be given this chance to shape the future of Watercrest by voicing our preference as to who we feel will best represent our community in the coming year.

As our longer term residents know, before each annual election the Board of Directors takes steps to ensure that owners are informed of the candidates and of any other special issues that are up for a vote. They provide candidate profiles for all BOD candidates and explanations of any of the issues to be voted on. These are presented in the election packages sent out to all Owners a month prior to the election. The Board also holds a special in person "Meet the Candidates" session. Owners can listen to the candidates and ask questions. This session is also made accessible via Zoom for anyone who cannot attend in person. This is the perfect time for all our new and existing residents to become familiar with the candidates. If after you hear the candidates and learn about the issues to be voted on you still do not know who or what to vote for, you may consider asking other residents whose opinions you value and trust who they think the best candidates are and why. Become a participant in the decision making and vote.

Owners not only have a right to self-government of their community, they also have an obligation to become involved in shaping the community and insuring it remains a vibrant, sustainable, and workable community.

Do you have a Specific topic you would like to see covered in our Newsletter? Let us know.

Are you or a neighbor you know celebrating a Marriage, a milestone Birthday or Anniversary? Are you a new Grandparent or Parent? Has someone in our Watercrest Community received a special award or special recognition for something? Lets celebrate by posting this in the monthly newsletter. To submit please email specifics to the Communication Committee at: watercrest.communicates_irene@aol.com

WATERCREST RECOGNIZES:

Please Welcome Our New Neighbors:

Darlene Lynch, 19373 Nearpoint Dr.

Is a new seasonal resident from New Hampshire

Dennis & Sue Caulfield, 9825 Hilltop Dr.

Joining us from the state of Michigan on a seasonal basis

Michael Lange, 9900 Haze Dr.

Is a fulltime resident formerly from Grand Palm in Venice

Steve & Judy Griffin , 19369 Cruise Dr.

Hail from the State of Iowa and will be seasonal residents

Richard & Joan Volpe, 19366 Bluff Dr.

Moving from the East Coast of FL as fulltime residents

Joel & Jenn McReynolds 19341 Cruise Dr.

Are new fulltime residents from The State of Nebraska