

December 2025

INSIDE THIS ISSUE

Board Member's Letter 2

Manager's News 3

2026 Assessment Notice 8

Resident News & Events 5, 8

Welcome New Neighbors 3

WEKIVA NEIGHBORHOOD NEWS



- **Sunday, December 14, 2025 Santa in the Park 12:30 pm to 3 pm**
Refreshments, Candy, Crafts, Entertainment and Santa!
- **Christmas Card Contest December 12 BEFORE 5 pm**

WEKIVA HUNT CLUB COMMUNITY ASSOCIATION



Greetings Wekiva Friends & Neighbors . . .

As the newest Board member, I quickly found there's a lot to learn! However, it didn't take long to see that my fellow board members work very hard in their roles, demonstrating knowledge, commitment, dedication, and giving long hours in an effort to faithfully represent you as a community member. I'm privileged you have allowed me to represent you on the Board. As someone new to the Wekiva community, I hope to offer fresh perspectives and ideas based on my past administrative experience.

When you joined this community, you elected this group to represent your interests by enforcing rules and standards to protect property values, provide and maintain community amenities, and manage shared expenses and services. That's a big job when each resident has unique goals, needs, and viewpoints, which may differ from others in the community. Your support is vital.

Holiday Season!

This is my absolute favorite time of the year! It starts with my mom's birthday on Halloween, followed by my birthday and that of my youngest daughter. Then Thanksgiving arrives, followed by Christmas. (I probably shouldn't admit just how many Christmas specials we end up watching each year.) I wish I could shut the door to January and stay in these moments just a little longer.

As the year ends, it's important to reflect both what we've accomplished—and what we haven't—as we continue our journey. Otherwise, time slips away, indifferent to what we achieve and experience.

Whatever you can do, or dream you can, begin it.
Begin it — now.

— Johann Wolfgang Von Goethe

I wish you happy and healthy holidays.
— Alan

Letter from a Board Member



Wekiva Neighborhood News is a publication of the Wekiva Hunt Club Community Association.

HOA BOARD MEMBERS

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Mike Elduff

VICE PRESIDENT

Erin Brannigan James

SECRETARY

Tom Hedman

TREASURER

Maria Delose

DIRECTORS

Stephen Alexander

Percy del Aguila

Alan Frashier

COMMITTEE CHAIRPERSONS

Architectural Control Committee: Maurice Maynard	407-774-6111
Covenant Enforcement Committee:	407-774-6111
Covenant Compliance Committee:	407-774-6111
Wekiva Welcome Team: WHCCA Office	407-774-6111
Moms & Tots: Stacey Osber	stacey01975@gmail.com
Parks & Landscaping: WHCCA Office	407-774-6111
Women of Wekiva: Chip Murphy	407-461-3342
Wekiva Neighborhood Watch: WHCCA Office	407-774-6111
Yard of Distinction Committee: WHCCA Office	407-774-6111

SUBASSOCIATIONS

Governors Point East: Andrea Swetnam	407-682-3443 Ext. 1248
Governors Point West: Chelsea Alpert	407-333-7787
Wekiva Villas on the Green: Christopher Marin	407-379-1455 Ext. 107
Wekiva Country Club Villas: MaryJo Locascio	407-379-1455 Ext. 101
Wekiva Fairway Townhomes: Kathy Bollo	kathyb@aspiremanagement.org
Wekiva Golf Villas: Steve Tretter	407-595-2309
Wekiva Green: George Carroll	wekivagreenhoa@gmail.com
Wekiva Hunt Club Condos: Christopher Marin	407-379-1455 Ext. 107
Wekiva Villas Phase 3: Alex Lorie	352-366-0234 Ext. 145
Wekiva Landings Townhomes: Stacey Loureiro	407-333-7787 Ext. 103

PROPERTY MANAGER

Dan Mandracken, Community Association Manager
197 N. Hunt Club Boulevard, Longwood, FL 32779
HOA Office: ph: 407-774-6111 fax: 407-774-2470
Office Hours: 9:00am - 5:00pm, M, T, Th, & Fri . 9 - noon on Wed.
Email: wekivahoa@gmail.com website: www.wekiva.net

Community Manager News

Dear Wekiva Homeowners,

As 2025 comes to a close, I want to take a moment to reflect on what a wonderful year it has been here in Wekiva – and to say a heartfelt thank you to everyone who makes this community so special.

Our Fall Festival was, without a doubt, one of the best events we've ever had! The laughter, the delicious food, the games, and the incredible turnout made it a truly memorable day for families of all ages. None of this would have been possible without the many hands that came together to plan, set up, volunteer, and clean up. From the bottom of my heart – thank you to every single person who helped make the festival such a joyful success.

A huge thank-you also goes to our Board of Directors for their vision, leadership, and countless hours of hard work throughout the year. Your dedication keeps Wekiva moving forward and ensures we remain one of the most desirable places to call home.

To our amazing office staff – thank you for everything you do, day in and day out. Your friendliness, professionalism, and behind-the-scenes efforts keep our community running smoothly, and we are so grateful for each of you.

And most importantly, thank you to all of our homeowners. You are the reason Wekiva stays beautiful year after year. This community shines because of YOU.

Exciting News!

We are thrilled to welcome a new full-time maintenance team member to the Wekiva family! You may have seen him cruising around in his cart, helping keep our common areas and amenities in top shape. Please give Davon a warm wave, a friendly hello, or a big Wekiva welcome whenever you spot him – he's here to serve all of us!

As we head into the holiday season, I wish every one of you a joyful, peaceful, and restful time with family and friends. May your homes be filled with warmth, laughter, and all the magic the season brings.

Here's to closing out 2025 on a high note and to an even brighter 2026 together!

Happy Holidays,

— *Dan Mandracken*

All meetings are held in the Community Center

Board of Directors (6 pm) 4th Thursday
Covenant Compliance Committee (6 pm) 4th Thursday
Covenant Enforcement Committee (4 pm) . . . 1st & 3rd Tuesday
Architectural Control Committee (10 am) . . . 2nd & 4th Wednesday

FINANCIAL REPORT

October 31, 2025

Assets

Cash Operating - Truist	\$ 322,037
Cash Operating - Morgan Stanley	\$ 129,676
Cash Rerserves - Morgan Stanley	\$ 294,192
Cash Reserves - Bank of America	\$ 77,996
Assessments and Other AR	\$ 30,970
Allowance	\$ (36,893)
Prepaid Expenses and other A/R	\$ 38,984
Comm Center	\$ 98,879
Deposits	\$ 1,804
Total Assets	\$ 95,7645

Liabilities

Payables /Prepaid Assessments	\$ 40,970
Reserve	\$ 329,377
Deferred Assessments	\$ 119,838
Prior Year	\$ 383,000
Current Year	\$ 84,460
Total Liability	\$ 957,645

WELCOME NEW NEIGHBORS TO WEKIVA

David & Iris Hawkins 105 Bilsdale Ct., Longwood	Amanda & Diego Valdes 235 Selkirk Way, Longwood
Rodrigo Francisco Amador 531 Heather Brite Cir., Apopka	Joseph & Judy Chastain 117 Durham Pl., Longwood
Bravo Investments of Florida LLC 216 Duncan Tr., Longwood	Rosalind Fennell 125 Wyndham Ct W., Longwood
Jamal Rahimi & Gail Fritschi 154 Golf Club Dr., Longwood	Veronica Rivera Velez & Emmanuel Marin Santiago 311 Needles Tr., Longwood
David & Yvonne Flores 3987 Lancashire Ln, Longwood	Orris Robinson III 139 Durham Pl., Longwood
Nathan Kagolanu & Cameron Byman 214 Cottesmore Cir W., Longwood	Krista Vines 100 Hatfield Ct., Longwood
Sara Cherkaoui 101 Ludlow Dr., Longwood	Benjamin & Sheri Damery 1204 Duncan Ct., Longwood
Gary Bitz, Jr. & Daniela Gonzalez 2715 Wekiva Meadows Ct., Apopka	Helen Nadon 1906 St. Andrew's Pl., Longwood
BP-PP 1 LLC 2614 Canterclub Trl., Apopka	Michael Dean 252 Hunters Point Tr., Longwood
Joseph McGuinness & Ashley Mycz 207 Ramsbury Ct., Longwood	
Claire McGoohan 123 Golf Club Dr., Longwood	

2026 Approved Operating Budget

INCOME

402	Assessments-Residential	722,975
403	Assessments-Commercial	14,300
404	Credit Card Fees Charged.	1,500
406	Late Charges	1,000
407	Owner NSF Fees	0
409	Tennis Key - Fees	12,000
411	Interest- Operating Funds	4,200
418	Community Center Income	4,000
420	Newsletter Income	10,000
423	Fines - Violations	8,000
430	Transfer Fees	20,000
432	Estoppel Fees	20,000
434	Interest - Reserve Funds	9,000
445	Miscellaneous.	3,000
446	Legal Expenses Recovered.	6,000
447	Park Use Income	100
448	Lawn Service Expense Recovered	0
	Total Income	836,075

EXPENSES

4 GROUNDS MAINTENANCE

604	Landscape Maintenance - Contract	171,219
606	Mulch - Common Areas	20,000
607	Sod Replacement	5,000
611	Annuals - Entrances	5,000
612	Sprinkler System - Repairs	20,000
614	Water - Irrigation	12,000
615	Electric Power - Irrigation	15,000
617	Electrical/Plumbing-Supplies/Repair	4,500
619	Janitorial Supplies	3,200
620	Shrubbery/Trees - Replace/Additions	10,000
624	Tree/Palmetto Trimming	1,000
627	Back Flow Testing	1,000
628	Paint Supplies	500
629	Tools - Repair/Replace	2,000
634	Lake/Waterway-Monthly Maintenance	3,840
638	Signs - Repair/Replace	500
641	Sidewalk - Repairs	10,000
642	Sprinklers - Monthly Check/Contract	0
643	Fences/Gates/Walls - Repair/Replace	20,000
672	Tree Removal	20,000
673	Lawn Maint - Abandoned Homes	500
674	Trash Removal-Dumpster	3,000
675	Maint Bldg - Security/Repair	1,000
676	Maintenance Vehicle - Gas/Repairs	1,500
677	Pump Repairs - Irrigation/Fountains	2,500
678	Holiday Lighting - Entrances	9,000
	Total Grounds Maintenance	342,259

MANAGEMENT & ADMINISTRATION

800	Manager's Salary	75,705
801	Admin. Assistant's Salary	42,328
802	Health Insurance - MGR	15,000
803	Maint. Person	45,000
804	Violations Inspections & Clerical	47,300
805	Newsletter Printing	8,000
806	Newsletter Postage	3,000
807	Postage	8,000
808	Postage Meter - Lease	2,000
809	Office Supplies	2,500
810	Auditing & Tax Returns	4,800
812	Legal Expense	15,000
813	Insurance (Property/Liability/D&O)	60,000
814	Workers Comp. Insurance	2,000
815	Corporation - Licenses & Fees	1,000
816	Telephone - Assoc. Office	3,000
817	Taxes - Income	3,000
818	WHCCA - Employers S.S. Contrib.	11,000
819	Miscellaneous	500
820	Security - Deputies/Flock	74,003
821	Public Storage	3,000
824	Bank Charges	6,000
828	Community Services	500
830	Newsletter Production	1,800
838	Meeting Expenses	7,000
839	Office Maintenance	1,500
840	Office Electric & Water	3,180
842	Software	15,000
843	Office Equipment-Repair/Replace	1,500
844	Office Copier-Maintenance	600
847	Mileage Reimbursement	500
848	Employee Bonus	600
	Total MGMT & Administration	464,316

RECREATION

952	Tennis Courts - Maintenance	6,000
954	Tennis Courts - Utilities	6,000
955	Park Equipment - Repairs	10,000
956	Tennis Court - Locks/Keys	300
958	Special Events	3,000
966	Parks - Maintenance	200
967	Sand - Parks/Playground	4,000
	Total Recreation	29,500

<i>Total Operating Expenses</i>	<i>836,075</i>
<i>Total Reserve Fund Allocation</i>	<i>0</i>
<i>Total Operating & Reserve Funds</i>	<i>836,075</i>
<i>Total Income</i>	<i>0</i>
2025 Assessment	\$275
2025 Tennis Key/Pickleball Fee	\$150

2026 Approved Reserve Fund Budget



	Year(s) Acquired/ Replaced	Useful Life in Years	Estimated Replacement Cost	BUDGET 2026 Fund Additions 2026
Office Equipment Computers, Copier, File Cabinets, Furniture, Fridge, Microwave	2001-2018	2-20	2,193	5,000
Irrigation Irrigation Pumps	1990-2003	5-8	17,250	17,250
Signs Entrances and Bulletin Boards	1999-2005	10-11	12,600	12,600
Recreation Parks Equipment, Restrooms	2000-2024	10-15	267,768	63,755
Fountains Lake, Canterclub, and Duncan Parks	2002	8	15,000	15,000
Golf Cart Kawaski Mule	2019	5	7,500	7,500
Tennis Courts Duncan and Hills Park - Resurface, Lighting, Fencing	2007-2015	7-9	60,835	50,381
Sidewalks Common Areas	Various	Various	20,000	14,811
Entrances/Cul-de-Sacs Main(3), Wekiva Trail (17), Cul-de-Sacs (15)	2003-2013	10	38,500	28,016
Brick Walls Common Areas	Various	Various	20,000	20,111
Parking Areas Hills Park	2019 and Prior	10-16	38,000	17,500
Community Center/Office Roof, A/C, Flooring, Painting	2008	8-20	24,800	17,198
Contingency Emergency - Hurricanes and other cleanup	N/A	N/A	100,000	106,158
TOTALS			624,446	375,280

CHRISTMAS CARD CONTEST

- We are having a Christmas/Holiday card contest!
To participate, just drop a card off at the office.
- Cards must be in by Friday, December 12, 2025
before 5:00pm.
- We will judge based on the following categories:
Most Unique, Most Festive, and the Cutest. Top
card in each category will win a prize!
- We will use the cards to decorate the office.



Greetings neighbors,

Golf Course updates:
Hopefully everyone is enjoying the cooler temperatures that have finally arrived here in central

Florida. As well as the cooler temps, many of our seasonal friends have also arrived. The golf course is in fantastic shape and is still steadily improving. Please come check out the improved Wekiva.

Just a reminder that the golf course is for golfers only. Please do not trespass on course property regardless of where your home is located. Flying golf balls can be very dangerous, particularly if you are not accustomed to the rules of golf.

Camps and Clinics:

Todd Saliba, PGA Golf Professional is hosting weekly women's golf clinics on Saturdays from 10:00-11:00. The clinics are open to all ability levels, and the fee is \$15 per person for the day. If you are new to golf or don't have clubs, we can provide you with everything you need for the day.

6

Food and Beverage:

Our bar and restaurant are open daily from 9:00-5:00. Please come join us for a cold drink or stop by for one of our daily lunch specials. Wekiva will be hosting burger nights every Thursday from 5:00 – 8:00. Reservations are not required.

Sincerely,
Tony Miller, PGA
General Manager,
Wekiva Golf Club

SECURITY & SAFETY

REPORT

HOLIDAY SAFETY TIPS

Decorations

- When putting up holiday decorations, always use the proper step stool or ladder to reach high places. Don't stand on chairs, desks or other furniture. You'll regret it trust me!
- Use caution with holiday decorations and whenever possible, choose those made with flame-resistant, flame-retardant or non-combustible materials.
- Keep decorations out of reach of children and pets.
- Place older/antique ornaments and decorations that might be painted with lead paint out of the reach of small children and pets.
- Avoid trimmings that resemble candy or food that may tempt a young child to eat them.

Lighting

- Only use indoor lights indoors (and outdoor lights only outdoors). Look for the UL label. Check lights for broken or cracked sockets, frayed or bare wires, and loose connections. Replace or repair any damaged light sets.
- Extension cords should be placed against the wall to avoid tripping hazards, but do not run cords under rugs, around furniture legs or across doorways.
- When displaying outdoor lights, fasten them firmly to a secure support, with insulated staples or hooks to avoid wind damage. Never nail, tack or stress wiring when hanging lights and keep plugs off the ground away from puddles. And always plug the outdoor lights into a functioning GFCI outlet.
- Keep children and pets away from light strings and electrical decorations.
- Turn off all light strings and decorations before leaving the house or going to bed.

Candles

- Candles start almost half of all home fires related to decorations.
- Avoid using candles when possible. Consider using battery-operated or electrical candles in place of traditional candles (I know they don't smell as nice).
- Keep candles away from decorations and other combustible materials, and do not use candles to decorate Christmas trees.
- Never leave an open flame unattended. Keep burning candles within sight.
- Extinguish all candles before you go to sleep, leave the room, or leave the house

P.S. Enjoy the Holidays!

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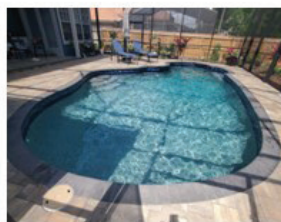
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2026 ASSESSMENT NOTICE

The assessments for the 2026 calendar year have been set.

- Owner's Assessment - \$275.00
- Tennis / Pickleball keys - \$150.00

The Owner's Assessment will be mailed out in January, 2026 and will be due February 1st. You can check / pay your assessments online if you wish by visiting the portal at www.wekiva.net.

HOA PORTAL ACCESS

You can access your HOA Life Portal through Wekiva.net. You can check your current assessment or any open violations. You can use your phone number or email to access the portal or it may ask you for a property pin code. Just call the office and we can give you your pin number.

SANTA IN THE PARK

Please save the date for Sunday, December 14, 2025 from 12:30pm – 3:00pm! Join us for Santa in the Park! We will have refreshments, Candy, Crafts, Entertainment and Santa!

Better together.



The more you protect the more you save.

I can help you protect more than you'd expect. I also have lots of ways to help you save when you bundle your policies.

Get the savings you deserve. Call me or stop by my office for a free quote.

Kimberly Wolffbrandt-Williams
407-869-5955

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