

February 2024

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WEKIVA NEIGHBORHOOD NEWS



Sunday, March 24, Spring Egg Hunt at Hills Park 1 pm to 4 pm

Saturday, April 6, Community Garage Sale 8 am to 2 pm and

Plant Sale Florida Native Plant Society Cuplert Fern Chapter at Hills Park Parking Lot 8 am to Noon

WEKIVA HUNT CLUB COMMUNITY ASSOCIATION



Happy New Year Wekiva neighbors,
I have a new leadership change to announce. Effective January 1st, 2024, Dan Mandracken is the new Community Association Manager (CAM) for Wekiva. Dan (aka- Mr.

Chess Champion) has held a multitude of roles in the community over the last decade. He has served on many committees, was a previous Board Member, was an assistant to the CAM, and now has been promoted to the Captain's Chair. Please congratulate him the next time you call or visit the office. For fans of old school cartoons, as Underdog would say, "There's no need to fear." Our previous CAM, Christine Landry did not leave us. She is now in the role of assistant to the CAM. She started as the Manager for Wekiva in 2016 and has helped to navigate the community thru multiple hurricanes, a global pandemic, a 100-year flood, plus many other items that have happened over the last 8 years. On behalf of the Board of Directors, we truly "thank you" for your continuous service to Wekiva.

This next section is the most important that I'll speak to you about in this newsletter. It pertains to homeowners paying their annual assessments. At our January 25th, 2024,

Board Meeting there was a record number of homes that had not paid their 2023 HOA dues. The positive is that the vast majority of Wekiva residents have paid, and just need to make sure and submit their 2024 dues by February 1st. The negative is for those who have not paid, The Board is bound by the Declaration of Covenants, Conditions, and Restrictions. This means that the original amount of \$260.00 can skyrocket to over \$2,000 when you add in legal fees and interest. If the debt remains unpaid long enough, then The Board is required to determine if a lien foreclosure should take place. I implore those of you who have not paid to contact the office and set up a payment arrangement if you are able to. As President, it truly breaks my heart when I see more than 10 homes in Wekiva that are up for a lien foreclosure vote next month.

In closing, I have decided to make some changes to this section of the newsletter. Even though I thoroughly enjoy writing to the community, I would like for you to hear from more than just one bloke. So, starting with the next newsletter, we will be rotating thru various Board Members. This way you have the opportunity to hear from the entire team of Directors. This should be fun! Up next is our Fabulous VP, LaDonna Gleason.

Till We Meet Again,
Steve O. Alexander



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

HOA BOARD MEMBERS

PRESIDENT

Steve Alexander 407-274-2018

VICE PRESIDENT

LaDonna Gleason 321-274-2995

SECRETARY

Ann Stanko 407-788-7857

TREASURER

Thomas Krieger 407-252-2902

DIRECTORS

Chuck Ness, PhD 407-862-9758

Ronald Dunfee 407-766-2705

Erin Brannigan James . . 407-718-6233

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	staceyo1975@gmail.com
Parks: 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:	407-682-3443
Governors Point West: Barry Steinhart	barry.steinhart@gmail.com
Wekiva Villas on the Green: Sarah Henson.	sarahwvog@gmail.com
Wekiva Country Club Villas:	support@sigmgmt.com
Wekiva Fairway Townhomes: Scott Butruccio	407-788-6700 x 51331
Wekiva Golf Villas: Steve Tretter	407-595-2309
Wekiva Green: Linda Velasquez	407-788-5107
Wekiva Hunt Club Condos:	support@sigmgmt.com
Wekiva Villas: Sherry Shackelford	sherry@markmgmt.com
Wekiva Landings Townhomes: Rosa Karbon.	rosa@ucf.edu

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

Hello Wekiva Residents!

Thank you President Steve for stealing my content for the my first Newsletter. LOL! I'll take this moment to fill in the blanks. My wife and I purchased our home here in Wekiva back in 1991 and have loved Wekiva ever since. I owned a computer / network repair business for over 20 years before economic issues forced me to close down and start working here.

I'm excited to take on this new position as we have a staff and board that is determined to enhance and beautify our community. Get ready for common area improvements and more community events!

I'd also like to take a moment to thank Christine for the leadership and mentorship she's given me over the years. It's truly been a pleasure to work for her. AND NOW SHE WORKS FOR ME!!

Until we meet in person.

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

2024 ANNUAL ASSESSMENT IS NOW PAST DUE

The 2024 Annual Assessment in the amount of \$260.00 was due on February 1, 2024. Statements were mailed November 27, 2023. As of this newsletter approximately 40% of homes have not paid their 2024 assessment. Please be sure to get your payment in to avoid late fees and possible attorney fees.

Thank you to all the homeowners who have paid their assessment on time. We greatly appreciate it.

Pay by Check – Mail to 197 N Hunt Club Blvd., Longwood, FL 32779

Pay by Credit Card/ACH – Visit wekiva.net and follow the instructions for online payments.

MARK YOUR CALENDARS FOR THESE COMMUNITY EVENTS

Sunday, March 24th

Spring Egg Hunt at Hills Park 1 pm to 4 pm

Saturday, April 6th

Community Garage Sale 8 am to 2 pm

Plant Sale Florida Native Plant Society Cuplert Fern Chapter at Hills Park Parking Lot 8 am to Noon

Thursday, April 25th

2024 Annual Meeting at First Baptist Church 7 pm

TREASURERS REPORT

By Thomas Krieger

December 31, 2023

Assets

Cash in Bank Operating Funds (Truist)	\$ 109,004
Cash in Bank Operating Funds (Morgan Stanley)\$	383,383
Cash in Bank Reserve Funds (Morgan Stanley) . \$	307,233
Cash in Bank Reserve Funds (Bank of America). \$	34,970
Assessment Fees Receivable	46,729
Allowance For Doubtful Accts.	(36,893)
Prepaid & Other AR	7,817
Community Center, Park Equip/Golf Cart.	103,098
Deposits	1,804
Total Assets:	\$ 957,146

Liabilities

Payables/Prepays	\$ 160,487
Reserve Fund	313,668
Deferred Assessments	—
Prior Year's Equity.	484,628
Current Year's Equity	(7,164)
Total Liability:.	\$ 957,146

Resident News

APPROVED AMENDMENTS TO WEKIVA CODE

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

CHAPTER 9

SHEDS, PLAYHOUSES, TREEHOUSES, PLAY SYSTEMS, GAZEBOS, PERGOLAS, TRELLISES, CANOPIES, YARD DECORATIONS, TRAMPOLINES, AND PLAY EQUIPMENT.

9.01 DEFINITIONS:

* * *

(8) **Yard Decorations:** Any items placed or installed in yard the front of the lot to embellish the effect of landscaping which may include but not limited to statues, fountains, benches, curbing, flag poles, pots, signs, and flags. See Appendix 9A for some examples of Yard Decorations, **which is not an exhaustive sample list.**

* * *

9.08 NON-HOLIDAY YARD DECORATIONS –

4

The following restrictions shall apply to the construction, installation or keeping of non-holiday yard decorations. The material, quantity, location, and design of all **non-holiday** yard decorations shall be subject to the prior written approval of the Architectural Control Committee. **No plastic yard decorations shall be permitted such as but not limited to pinwheels, plastic flowers, banners, or windsocks. No more than two (2) garden flags on each lot are permitted provided that each garden flag does not exceed the size of 14" x 18."** Yard decorations must be non-offensive and be in harmony with the existing Wekiva Hunt Club Community. See Appendix 9A for some examples of yard decorations, **which is not an exhaustive sample list.**

9.08.01 Maintenance - All yard decorations must be maintained to the same standard as is required for the maintenance of houses in Wekiva. (DCCR VIII, Section 6) This includes but is not limited to the obligation to keep such yard decorations cleaned, painted, and rust free, mold and mildew free, **not tattered, frayed or faded** and structurally sound.

9.08.02 Location – No yard decorations can be located on an area that obstructs sightlines at intersections. No yard decorations are to be placed in county sidewalk easements between sidewalk and road. **Yard decorations must be placed in a landscaping bed and not in any sodded areas.**

9.08.03 Flagpoles and Flags – **Only** flagpoles and flags **as allowed by** are allowed per Florida Statutes Section 720.304(2) **Florida Statutes are permitted.** (See below). Any other flags are subject to the prior written approval of the Architectural Control Committee. Section 720.304(2) of the Florida Homeowners' Association Act states that any homeowner may display one portable, removable United

States flag or official flag of Florida in a "respectful" manner, and one portable, removable official flag that is not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag **and the additional flags listed in this Section as amended** regardless of any covenants, restrictions, bylaws, rules or requirements of the association. A homeowner may also erect a freestanding flagpole not more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules or requirements of the association as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. **For purposes of application, the flag of the United States shall be thirteen horizontal stripes, alternate red and white; and the union of the flag shall be fifty stars, white in a blue field. The flag for the State of Florida is described as the seal of the state, of diameter one half the hoist, in the center of a white ground. Red bars in width one fifth the hoist extending from each corner toward the center, to the outer rim of the seal.**

* * *

CHAPTER 27— SIGNS AND FLAGS

* * *

27.06 FLAGS

Only flags **are as** allowed **by** per Florida Statutes Section 720.304(2), **Florida Statutes are permitted.** (See below). Any other flags are subject to the prior written approval of the Architectural Control Committee.

Section 720.304, Florida Statutes, Right of owners to display flag

(2)(a) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 41/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, **a first responder flag (law enforcement, firefighters, paramedics, correctional officers, 911 public safety telecommunicators, advanced practice registered nurses, licensed practical nurses, registered nurses, persons participating in a statewide urban search and rescue program and federal law enforcement officers) and any additional flags that may be permitted under this Section as amended** regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(2)(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 41/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than

the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

For purposes of application, the flag of the United States shall be thirteen horizontal stripes, alternate red and white; and the union of the flag shall be fifty stars, white in a blue field. The flag for the State of Florida is described as the seal of the state, of diameter one half the hoist, in the center of a white ground. Red bars in width one fifth the hoist extending from each corner toward the center, to the outer rim of the seal.

SANTA IN THE PARK MEMORIES

A big "Thank You!" to Hallie Elduff and her crew of helpers for a wonderful event at our Hills Park December 10th.



Hallie with Santa and helper. Wekiva kids loved the "snow!"



Everyone enjoyed entertainment from our talented Wekiva Elementary and Teague Middle School students.

SECURITY & SAFETY

REPORT

Recently the HOA has received complaints about parking. To help, I drafted a list of parking infractions to better educate members. Please remember these tips to avoid an infraction.

Don't Park

- On the roadway side of another parked vehicle (double parking).
- On crosswalks.
- On sidewalks.
- By curbs painted yellow or where "No Parking" signs are posted.
- Within intersections.
- Within 15 feet of a fire hydrant.
- Within 20 feet of an intersection.
- Within 30 feet of any flashing signal, stop sign, or traffic signal.
- In such a way that you block or create a hazard for other vehicles.

The HOA also wanted to remind residents that golf carts are not to be used on sidewalks in Wekiva.

According to state statute, golf carts and utility vehicles may operate on sidewalks adjacent to state highways only if such golf carts and utility vehicles yield to pedestrians and if the sidewalks are at least 5 feet wide.

As Wekiva's sidewalks are below 5 feet and not next to a State Highway, golf carts should not operate on them.

I hope this information helps, have a fantastic month.

Sgt. Adam Brewster
Seminole County Sheriff's Office

NOTICE OF ANNUAL MEETING

The Wekiva Hunt Club Community Association, Inc.'s Annual Meeting will be held on April 25, 2024 at 7pm at First Baptist Sweetwater, 3800 Wekiva Springs Road, Longwood, FL 32779 Room A136. We have used this facility in the past to accommodate the larger groups that have been attending.

If you are not able to attend the meeting, **please be sure to complete the proxy** and return it to the Association office before the Annual Meeting so that we may be sure to establish a quorum of 10% of the members.

There are no elections of directors this year and no matters to vote on.

WELCOME NEW NEIGHBORS TO WEKIVA

Property Trustee, LLC
253 Needles Tr., Longwood

John Crown & Frances Sullivan
557 Darby Way, Longwood

OP SPE PHX1, LLC
532 Albany Pl., Longwood

Paul & Jill Franz
3988 Radley Ct., Longwood

Steven Harding & Alice Burroughs
2739 Wekiva Meadows Ct., Apopka

William Bisbee
443 Stanton Pl., Longwood

Hosein Holdings, LLC
504 Haverlake Cir., Apopka

Homestart Investment Group, LLC
140 Harrogate Ct., Longwood

Jose & Mary Jo Saras
102 Wheatland Ct., Longwood

Dwain & Gaelyn Pautsch
344 Golfside Cove, Longwood

Haley King & Ashley Whoolery
120 Albrighton Dr., Longwood

David & Sharon Spencer
520 Albany Pl., Longwood

Joshua Arzuaga
216 Pheasant Run Ct., Longwood

Richard & Veronica Swanson
112 Wheatland Ct., Longwood

Michael Woolrich
117 Golf Club Dr., Longwood

Anabell Torres
337 Golfside Cove, Longwood

Blaze & Samuel Terechenok
2623 Brecca Ct., Apopka

Anthony & Dorothea Bastian
3975 Lancashire Ln., Longwood

John Richardson
126 Ledbury Dr., Longwood

William & Patricia Joyce
111 E. Wyndham Ct., Longwood

Shari Plattner
170 Havilland Pt., Longwood

Patrick & Amalfi Hyde
3980 Lancashire Ln., Longwood

Mathew & Mary Audier
316 Needles Ct., Longwood

Jeffrey & Melissa Newnam
2660 Tamera Ct., Apopka

Alejandro & Carol Cuevas
360 Haverlake Cir., Apopka

Krista Agapito
266 Fox Chase Pt. S., Longwood

Ryan Heusel & Michelle Pope
112 Coble Ct., Longwood

Michael & Danielle Radford
311 Pickering Ct., Longwood

Paul & Tami Gibaldi
189 Golf Club Dr., Longwood

Michael & Sybil Battle
228 Stevenage Dr., Longwood

Shawn Ferris
302 Sand Trap Cove, Longwood

Joyce Marshall
318 Sand Trap Cove, Longwood

Jennifer Bigge & Andrew Woodrow
390 Radebaugh Ct., Longwood

Wallace Stalnaker, Jr
193 Golf Club Dr., Longwood

Jacob Tyner
1935 Saint Andrews Pl., Longwood

Brian Robinson & Hui Wang
360 Golfside Cove, Longwood



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Aaron Kassler CIMA®, CRPC®
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WEKIVA HUNT CLUB COMMUNITY ASSOCIATION

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As you prepare to sell your existing home and transition into a new home, I welcome the opportunity to assist you in this all important endeavor.

407.575.0531

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www.SettledInByTina.com

321.356.6991

Terri@TerriSellsOrlandoHomes.com
www.TerriSellsOrlandoHomes.com



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407-869-5955

237 Hunt Club Blvd #101
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kimwilliams@allstate.com

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