

WATERVIEW PROPERTY OWNERS' ASSOCIATION, INC.
P.O. BOX 298
PLACIDA, FLORIDA 33946

Waterview Notice of Annual Meeting – January 20, 2025 – 7:00 PM

September 30, 2024

To: All Waterview POA (Section 94) Members

This is our notice of the upcoming 2nd Annual Membership Meeting of Waterview Property Owners' Association, Inc. to be held January 20, 2025 at 7:00PM at the South Gulf Cove Clubhouse 14859 Ingraham Blvd, Port Charlotte 33981. The current Board members have been serving for at least two years. Steve Thompson, President and Cindy Madison, Secretary have resigned and will be rotating off the Board this year. All Board and Environmental Control Committee (ECC) Members have served diligently to accomplish a long list of items, and they deserve our appreciation and support. These Board and Committee members volunteer many hours of their time and talents to improve our community and to ensure that our property values are protected. We are seeking new Board members to serve in the vacant Board positions. These positions are up for election. If you wish to volunteer complete the attached form. Your response is due by Dec 11th to get your name on the ballot.

Attached you will find a proposed budget that will be voted on at the October 21st Board meeting.

At last year's annual meeting we approved the amended and restated Bylaws for Waterview. This year the Board will be proposing a vote on amended and restated Covenants and Restrictions. The current Covenants and Restrictions were approved in 1980 and are outdated and difficult to read. The updated version was drafted by our law firm and the final draft was developed in conjunction with the Board. Waterview Bylaws and Covenants and Restrictions are unique, they are written to protect our Greenbelt referred to as Common Properties for the benefit of all 933 lot owners. It also protects the association members from the fines imposed by the FDEP and County violations and costly remediations. These new Covenants and Restriction will be mailed to you before the January 20th annual member meeting.

To understand how far we have come let me share a little history.

- November of 1970, Section 94 was originally created and recorded by the General Development Corporation.
- February of 1980, the Declaration of Covenants and Restrictions were recorded for the Mandatory Waterview Property Owners Association and the Association was officially incorporated as a Florida based non-profit corporation.
- June of 1981, the First REPLAT of Section 94 Waterview was completed, and the Declarations of Covenants and Restrictions were recorded to include Deed Restrictions for Section 94 the Mandatory Waterview Property Owners Association.
- January 2022, the Waterview Property Owners Association was Revitalized.
- A Board of Directors was formed in 2022, and in March of 2023 an Environmental Control Committee (ECC) including an Architecture Review Committee (ARC) were formed.
- At last year's annual meeting an updated set of By-Laws were voted on, passed and officially recorded for the Waterview POA.

***** NOTICE *****

WATERVIEW PROPERTY OWNERS' ASSOCIATION, INC.

**Notice to Association Members of
Meeting of the BOARD OF DIRECTORS**

Notice is hereby given that a meeting of the Board of Directors of the Waterview Property Owners Association Inc., will be held at the following date, time, and location.

Date: Monday, October 21, 2024

Time: 6:30 PM

Location: South Gulf Cove Clubhouse, 14859 Ingraham Blvd

Join Zoom Meeting

<https://us02web.zoom.us/j/7024448856?pwd=UEExhanVOWGpWT0h3OWZ5anc4RG9iZz09>

Meeting ID: 702 444 8856

Passcode: 991385

Dial by Phone: 301 715 8592 or 646 558 8656

1. CALL TO ORDER
2. ESTABLISH A QUORUM
3. MINUTES OF PREVIOUS MEETING
4. TREASURER'S REPORT
5. COMMITTEE REPORTS
6. UNFINISHED BUSINESS
7. NEW BUSINESS
 - a. Vote on 2025 Budget and Assessment (Proposed Budget on Reverse Side)
8. NEXT MEETING
9. ADJOURNMENT

- Throughout 2024 we have struggled to resolve homeowner violations from the FDEP and establish a better relationship with the FDEP
- Annual assessments were assessed in 2023 and 2024. We currently have ninety unpaid members that have been turned over to Association Legal Services (ALS), our Collection and Legal firm. Since 2023 was our first year for assessment these members were not turned over to collections until one year passed.
- Throughout 2024 we have developed a Web Site www.WaterviewPOA.com. Our web site contains our revised By-Laws, Covenants and Restrictions, Board meeting minutes, forms for requests to make changes to the Greenbelt that must be approved by the ECC, and a lot of useful association information. Voluntary Board and Voluntary Committee Members have worked hard to implement processes and procedures to protect our Environmentally Sensitive Greenbelt areas in Section 94

It is IMPORTANT for Lot Owners to Note that although your personal lot may back up to the Waterview Greenbelt, it is NOT your Personal Property to alter and/or modify. This Property is owned by the Waterview POA. Strict restrictions are put on the Greenbelt by Local, State and Federal Agencies that Waterview POA must adhere to.

If the Environmental Sensitive Greenbelts are impacted, it could and has resulted in violations from these agencies. This is why the ECC has put processes and procedures in place so any authorized activity for the Greenbelt can be done so lot owners are protected as well as the Waterview POA. These processes and procedures ensure all the rules, regulations, permits, etc. are followed to avoid any Violations by all authorities.

It has been my pleasure to have worked the last seven years through Revitalization and working with the Board and ECC committee over the last three years. At the January 20th meeting I look forward to discussing what Waterview can become.

Steve Thompson
President Waterview POA

Enclosed
Proposed 2025 Budget and Budget Meeting Notice
Form for Volunteering for the 2025 Board
Form to request sending Waterview mailings electronically.

WATERVIEW PROPERTY OWNERS ASSOCIATION
Proposed Budget for the Period
January 1, 2025 through December 31, 2025

Description		2024 Approved w/Reserves	2025 Proposed Budget w/Reserves
GL	Income		
4100	Assessment Income	55,980.00	61,578.00
	Total Income	\$55,980.00	\$61,578.00
	Expenses:		
5010	Bad Debt	5,600	2,500
5075	Insurance	2,018	10,500
5375	Office Expense	1,250	1,250
5380	Postage	8,000	8,000
5385	Supplies/Printing	8,000	8,000
5387	Records Research	300	300
5390	Website	100	100
5395	Annual Report	62	62
5800	Accounting	500	350
5805	Legal	7,000	7,000
5810	Prof Fees- Management	11,232	11,569
5815	Prof Fees- Other	2,000	2,000
5900	General Maintenance	1,500	1,500
	Total Expenses	\$47,562.00	\$53,131.00
	Reserves:		
9000	Reserve Allocation	8,418	8,447
	Total Reserves	\$8,418.00	\$8,447.00
	Total Expenses with Reserves	\$55,980.00	\$61,578.00
	ANNUAL ASSESSMENT PER LOT	\$ 60.00	\$ 66.00