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WC CONTACT INFORMATION

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This month's cover photo

Rainbow - photo credit to Sandy Zimmerman

Winding Cypress website

www.windingcypress.org

Guardhouse/Ramco Gate Access

239.732.7745

<https://Gateaccess.net>

[CLICK HERE](#) for Ramco FAQ

[CLICK HERE](#) for the Ramco User Manual

myHOast

<https://winding-cypress.myhoast.com/logon>

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According to the original [Roman republican calendar](#), September was the seventh month of the year rather than the ninth. The Roman calendar was only 10 months long and included the following months: Martius, Aprilis, Maius, Junius, Quintilis, Sextilis, September, October, November, and December.

WC BOARD UPDATE

Decision Making in an HOA

Having never lived in a community with an HOA, many of us are not familiar with the ins and outs of running one. Gaining a full understanding requires us to read the Florida laws pertaining to HOAs, as well as our WC governing documents. That is a tall order and takes time away from enjoying our corner of paradise, but with just a little education we can save ourselves some confusion.

From the Board...

One area of particular interest to many WC owners is that of community decision making. We highly recommend you read "Section 3. ASSOCIATION: MEMBERSHIP: VOTING RIGHTS" in our Declaration of Covenants, Conditions and Restrictions.

Specifically:

"3.12 Board of Directors. Except as otherwise provided by law or by the Governing Documents, the Association shall act through its Board of Directors and its officers, and no vote of the Members shall be required. The Officers and Directors of the Association have a fiduciary relationship to the Members. An Owner does not have the authority to act for the Association by virtue of being an Owner."

Why is this important? Although it might not be obvious, there are a multitude of HOA decisions being made almost daily. It would be nice to include all members in every decision, but most of the business of running the community requires **timely** decisions. That being said, the board of directors IS required to meet and vote on certain decisions.

These include:

- Determining their offices (president, VP, secretary, etc.)
- Whether to put forth a proposal to make changes to our governing documents
- Charging a special assessment that relates to the necessary maintenance, repair, insurance, or replacement of the Common Area; or if the special assessment is required for the board of directors to comply with any law, regulation or order of any municipal, state or federal agency
- Whether to propose a special assessment necessary to meet unusual, unexpected, unbudgeted, or non-recurring expenses

- Whether to propose the creation or closure of a reserve account
- Disapproval of leases
- Resolutions (formation or dissolution of committees, for example)
- Changes to documents not recorded by the clerk of the circuit court (plant list, paint colors, Rules & Regulations, for example)

...To the Full HOA

Beyond those, there are decisions that require us (the HOA members) to vote:

- An election for the board of directors
- A proposal to make changes to our governing documents
- A proposal for a special assessment (except one that relates to the necessary maintenance, repair, insurance, or replacement of the Common Area)
- A proposal to approve or terminate an account for reserves for capital expenditures and deferred maintenance

Two items that require a vote, but don't fit into the above categories are:

- A motion to adjourn and reconvene a Members' meeting, done by a vote of those in attendance
- A fine or suspension to be levied by a majority vote of the Fining Committee

And Then There's Robert's Rules

Last, but not least, although not required by statute, the board may decide to vote on items/issues of seemingly significant importance. Additionally, because our documents require us to use Robert's Rules (see the article about this on [page 12](#)) to guide the conduct of our association meetings, our board does from time-to-time vote on other items that are brought forth by a motion.

We hope this information helps you to better understand our HOA's decision making requirements and process.

Winding Cypress Board of Directors

ANNOUNCEMENTS

Threshold Vote Passes

Nearly eighty percent (79.8%) of the 661 households who voted during the second threshold vote, voted in favor of the proposed amendment. Section 14.3 of the Winding Cypress Declaration of Covenants, Article VIII, Section C of the Articles of Incorporation, and Section 9.3 of the Bylaws will be amended to reflect:

A proposed amendment shall be adopted if, at an Association meeting where a quorum has been obtained, the following conditions are met: (1) at least a majority of the Voting Interests votes either in person, via proxy, or electronically and (2) the proposed amendment is approved by at least a majority of the Voting Interests who are present and voting either in person, by proxy, or electronically.

Thank you to all who voted, and especially to those who assisted with the process. New governing documents are being prepared for a Town Hall presentation and member vote later this year.



Upcoming Meetings

- Thursday, Sept 14, at 10:00 AM
 - **BrightView Presentation** “Highlights, Challenges, and the Way Forward”

- Tuesday, Sept 19, at 10:00 AM
 - **HOA Open Board**

- Thursday, Oct 5, at 1:00 PM
 - **CDD Meeting**
 - Note: There is NO CDD meeting in September

All meetings are held in the Amenity Center event room. Activities in the Internet Cafe are suspended during those times.

ANNOUNCEMENTS



Live music by the Shady Boys!

\$28 per person - Ghouishly sumptuous fare!

Community Reminders

- If you have not picked up your vehicle sticker(s) and fobs for the new Ramco access software, please stop by the front desk or email Bonnie: adminwc@swpropmgt.com.
- **Please refrain from dumping personal trash in the HOA dumpsters.** It is costly to WC and attracts rats and other unwelcome critters! Please advise your guests and renters as well ~ Thank you!

COMMITTEE UPDATES

Architectural Review Committee

Jayne Shedd, Chair

The Architectural Review Committee (ARC) is pleased to announce that our residents have submitted over 500 applications for their exterior modifications since our committee was formed in mid-April 2022. A reminder that the ARC meets every first and third Monday of the month unless otherwise posted. ARC approval is required before any changes may be made to the exterior of homes, including landscaping, painting, lighting. Be sure to get your completed application, necessary documentation, and deposit to the HOA office by the Friday prior to the meeting. This will ensure that your application will be reviewed promptly. www.windingcypress.org

Please note that in addition to ARC approval, several changes, including the following, require a Collier County permit:

- Panoramic/picture frame lanai screens
- Garage AC units
 - Buyers beware of low-priced garage AC units. Demand a warranty and make sure your contractor is pulling a permit

Building & Grounds Committee

Mike Merola and Vince D'Andrea, Co-chairs

REFILL WELL. I have been asked by many people about the refill well. I hope this answers a few questions. Yes, the well is now working. The refill well does just that—it refills the water that was used for irrigation that day. It will not fill the retention ponds. South Florida Water Management District has limits on the amount of water that can be drawn from the well. 16.79 million gallons is the limit per month and 58.98 million gallons is the limit per year. BrightView works closely with Hoover pumps to ensure these limits are maintained.

- A new air conditioner was installed in the event room.
- BrightView will be giving a community presentation on Sept 14, at 10:00 A.M..
- We are reviewing several proposals for sidewalk, curb, and street cleaning and rust removal.
- We are awaiting proposals for repairs and upgrades for the boardwalk.

Finance Committee

Jim Sullivan, Chair

We have begun the FY24 Budget process that is expected to be completed by the end of October. Board members and advisory committees have been gathering data, and August 31 was the end date for submission of all projects to be considered for the FY24 budget. All project requests must be supported by cost estimates and/or bids. Copies of the list of these projects will be submitted to all board members. Projects will have to be prioritized as to importance to the community. The board will discuss how much it wants to spend and what will be allowable to increase HOA Fees, if any.

COMMITTEE UPDATES

Communications Committee

Kellie Harris & Bonnie Bell, Co- chairs

The Communications Committee has continued to sell ads in the Cy-Press, covering costs for the website hosting subscription, as well as other software and HOA Zoom meeting hardware needs.

Compliance Committee

Jane Margulies, Chair

No report this month.

Safety & Access Control Committee

Michelle Apgar, Chair

As part of our new access control service, hundreds of new fobs and barcodes have been distributed. Old fobs & barcodes will be *deactivated* on a date to be announced. If you haven't obtained your new items before the deactivation date, don't worry, simply use the visitor lane and visit the management office.

If you have not done so already, begin the process of obtaining your new items by clicking [HERE](#) to complete the required application form. Once you've completed the form, remove your current barcode(s), and park your vehicle(s) at the amenity center main doors any day (M-F) between 9:00 and noon. Take your current vehicle registration*, ID, and legal lease agreement (if applicable) to the main desk. Two fobs and barcodes are provided free-of-charge. Additional barcodes and up to 2 additional fobs are \$25 each; please bring a check or money order payable to WC HOA. No barcode stickers will be mailed.

**Vehicles registered to homeowners, person(s) residing with the owner (with ID reflecting Winding Cypress address), and legal tenants are eligible for barcodes only.*

Aside from the committee's efforts, the new item distribution has required many hours of support. Lead by Jade McKim and Bonnie Lorence from Seacrest, a huge thank you also goes out to our community volunteers: Mark Brewer, Claudia Pisa, Bruce and Lauren Sosler, Alex Petrovsky, Bonnie Bell, and Walt Apgar.

Imagine the impact
of being kind. Smiling
more. Seeing the good
first. Life is too short to be
dragging others down.
You get a choice every
single day. Choose
kindness. The world
needs you.



Rachel Marie Martin

PROFILE: HABITAT FOR HUMANITY

Habitat ('ha-bə- tat):

a: the place or environment where a plant or animal naturally or normally lives and grows

b: the typical place of residence of a person or a group

True to Webster’s definition, Habitat for Humanity (“Habitat”) is a nonprofit organization that helps families in multiple ways—and not just here in Collier County. Habitat works in more than 70 countries, helping more than 39 million people improve their living conditions since 1976. Specifically, Collier Habitat embodies the organization’s global vision and mission to offer adequate, affordable, and safe homes to low-income and historically underserved families. To this end, 94¢ of every local dollar is used for program services—building homes and serving families.

Collier Habitat has provided home construction and elderly home improvement assistance, as well as neighborhood revitalization projects. According to Rev. Lisa Lefkow, CEO of Collier Habitat, the urgent need for housing continues to grow. Even so, since 2011, more than 1,000 homes have been built and in Collier Habitat’s 44-year history of building, nearly 2,400 qualified families have helped to build and buy their Habitat homes.

While low-income struggles may seem an unusual circumstance in Collier County, the reality is that Collier living expenses are the state’s highest. Combine that with a serious lack of affordable housing inventory and the county becomes unlivable for many residents. For perspective, the average median income in Collier County *for a family of 4* is \$100,700k. While this may be good in theory, many families in Collier County make significantly less. This

disconnect equates, according to Habitat, to a staggering 20,000 households who qualify as “cost burdened” in Collier County. Because of the high housing expense, sadly many sacrifice safety and health for housing.

For Habitat and the families they serve, it’s this dedication to ensuring everyone has a viable home to live in that makes all the difference. Winding Cypress residents Dave and Heather Kaufman, who volunteered recently as home builders for a local project, know



Heather Kaufman

this firsthand. “David and I have always said when we retired, we wanted to keep busy volunteering. We agreed that Habitat for Humanity was the organization we liked best and wanted to give it a try.” Despite having no building or carpentry skills, they signed up and gave it their all. “David and I registered not knowing what to expect,” Heather notes. “We arrived at a building site just off Santa Barbara ... There were about 20 in our group ranging in age and gender. David and I were given instructions to ‘wrap the house’ with a plastic wrap and staple it in place to create a moisture and air barrier. We used muscles that we didn’t even know we had, and we were quite sore and tired.” Interestingly, individuals and families are required to help in the construction of their new home, investing 500 hours of “sweat equity” and providing a small downpayment.

PROFILE: HABITAT FOR HUMANITY

Habitat building be hard work—for the Habitat staff and volunteers alike—but Rev. Lefkow, it really pays off. “In these homes, children have experienced stability,” she notes. “No longer moving from rental to rental as their parents seek housing that is safer, less costly or closer to work. Families are healthier as they no longer live in poorly maintained and often inadequately ventilated units, infested with mold and mildew, rats and roaches. And all members of Habitat built neighborhoods have the opportunity to thrive as community is built among the residents.”

But building isn’t all that Habitat Collier offers. In addition to their other services, have you checked out the ReStore on US 41 (11127 Tamiami Trail East)? They accept donations of goods and funds and offer quality used items for sale. According to their website, “by donating your gently used furniture, home accessories, building materials and appliances, not only are you keeping reusable items out of our landfills, you’re supplying your community with quality goods at discounted prices. The sale of your items provides a critical source of funding to build affordable homes for deserving families.” You can drop off items, or schedule pick up (239.732.1672). They’re open Monday through Saturday, 10 AM -6 PM.



David Kaufman

For Heather and Dave, at the end of the day, the soreness they felt didn’t matter. “We were helping those that have been working hard to provide for their families and just needed a little help,” says Heather. “We were introduced to a family that was receiving the keys to their new home that day who got to speak about their gratitude and their journey. It truly was heartwarming.”

Sometimes, giving back is more than just dollars and cents. It’s the connection between people, and the spirit of sharing that comes from the heart. Thank you for the reminder, Heather and David.

Want to volunteer, donate, or just learn more?

<https://www.habitatcollier.org/>

<https://habitatstores.org/about-us/>



WILDLIFE SPOTLIGHT: PYTHONS

Florida is home to thousands of non-native species of plants and animals. When these species reproduce to the point of causing economic, social, or ecological disturbance to the area, they reach “invasive” status. Perhaps one of the least visible, yet arguably the most concerning invasive species here in Florida, is the Burmese python (*Python bivittatus*.) A non-venomous constrictor, it is one of the largest species of snake in the world—known to grow up to 19 feet in length. Native to Southeast Asia, hundreds of thousands of pythons were brought to Florida since the 1970s, primarily through the exotic pet industry. The first “wild” observation occurred in Everglades National Park in 1979. Since then, the Burmese python has become an apex predator across the Greater Everglades ecosystem, thought to be responsible for a whopping 90% decline in native mammals.

Capturing the Burmese python

Like all nonnative reptile species, Burmese pythons are not protected in Florida except by the anti-cruelty law and can be humanely killed on private property with landowner permission—much like last month’s wildlife spotlight, the green iguana. Additionally, they can be captured and humanely killed year-round and without a permit or hunting license on [32 Commission-managed lands](#) in south Florida. Slowing the invasion is exactly what the [Conservancy of Southwest Florida](#) is trying to do. The Burmese Python Research and Removal Project is headed by research manager Ian Bartoszek and biologist Ian Easterling. Impressively, according to Easterling, since **2013** the Conservancy has removed more than 30,000 lbs of snake across a 160-square mile area in western Collier County! During the latest removal campaign, the Conservancy team removed over 5,000 lbs in a five month period. That’s a lot of python!

Burmese pythons are semi-aquatic and are often found near or in water. Adult pythons caught in Florida average between 6 ft and 9 ft but can get much bigger. In fact, the largest Burmese python *by length* was captured during July here in Florida, and measured 19 feet in length! However, according to Easterling, the largest *by mass* was 215 lbs. “We captured what was the largest python at the time in December of 2021, and she still holds the record as the *heaviest* python captured in Florida. She was 17’ 10” and was carrying 122 egg follicles.”

So, what is the state doing about it? The Conservancy’s *Burmese Python Research and Removal Project* is doing some fascinating—and relatively effective—work toward decreasing the population. “To be most effective, we need to capture the females—with or without eggs—to keep them from breeding,” advises Easterling. Sounds easy enough, right? Well, it involves some technology, some luck, and a lot of perseverance.

“Breeding season is over the winter months, with



the peak activity typically from November through February,” explains Easterling. “We implant transmitters into male pythons. They’re the best female python detector around. He’s spending

WILDLIFE SPOTLIGHT: PYTHONS

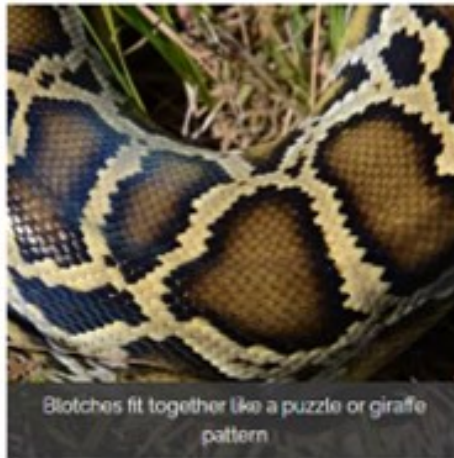
the entire breeding season seeking a mate. When we think he's found one, we head out into the wild and follow the signal." He goes a step further, noting that if we in Winding Cypress see a python during those months, there is a good chance there is a second one nearby. The process is painstaking and dangerous for the uninitiated and untrained, but Easterling takes it in stride. "These snakes are not aggressive in general, are usually docile, and are basically afraid of us... but they ARE extremely powerful," he laughs. "When we're out in search of pythons, we see snakes you would never see. They're pretty elusive. And yes, I've had them wrap

themselves around my arm until the circulation is cut off. And yes, I've been bitten a few times. It comes with the territory."

Identifying a Burmese Python

It's important to be able to correctly identify Burmese pythons and differentiate hatchling pythons from snakes of similar markings, like the much smaller cottonmouth and rattlesnake. Properly identifying Burmese pythons can help target this species for removal from the Everglades ecosystem while protecting our native animal population.

Three Characteristics Help Distinguish Burmese Pythons



"Silver" appearance in the dark; "notice the triangular head with the arrowhead-shaped marking extending toward the nose"

WILDLIFE SPOTLIGHT: PYTHONS

Burmese pythons are light tan in color with dark, irregular patches along the back and sides. The patches look like puzzle pieces, or the markings on a giraffe. Despite the fact they are nonvenomous, these critters have a triangle-shaped head with a dark, arrowhead-shaped wedge extending toward the nose. Interestingly, if you see one in the dark their skin is quite reflective; they “shine” almost gray and black.

Diet, Range, and Distribution

In Florida, Burmese pythons prey upon native species including mammals, birds, reptiles, deer, and alligators. Easterling, who has been doing this work since 2015 with the Conservancy, notes that, “while the Burmese python may not be the biggest invasive species in Florida, their impact on the amount of native wildlife they consume is the bigger issue.”

At this point, they are most heavily concentrated in the Florida Everglades, but have been seen as far east as Key Largo; as far west as Collier County; and as far north as just south of Lake Okeechobee. Python observations outside of south and southwest Florida are likely escaped or released animals.

Because of their large size, adult Burmese pythons have few predators. Interestingly, however, pythons *are* vulnerable to other predators when they are hatchlings. “In order to grow from a hatchling that fits in the palm of your hand to an adult, pythons have to avoid multiple predators such as opossums, raccoons, bobcats, and alligators,” explains Easterling. “In fact, the dead hatchling that was found at the corner of Mockingbird Court in Winding Cypress recently was, we believe, killed by a cottonmouth snake. We know that it was consumed by one.”

What should I do if I see a Burmese python?

If at all possible, report Burmese pythons to the Conservancy of Southwest Florida immediately. Waiting may cause the snake to slither off and become more difficult, if not impossible, for the trackers to find. If you think you see a Burmese python, take a photo, note your location, and call the Exotic Species Hotline at 888-Ive-Got1 (888-483-4681). You can also use the free **IveGot1** mobile app or online at IveGot1.org.

[Watch](#) amazing captures of the Burmese python thanks to the Conservancy of Southwest Florida.

To join the Python Patrol training program <https://myfwc.com/wildlifehabitats/nonnatives/python/patrol/>

Did you know?



Members of the public may not transport pythons alive and must humanely kill pythons at the capture location. However, python skins or meat may be kept and/or sold. Some Burmese pythons removed from the Everglades that have been tested for mercury levels had high amounts of mercury for human consumption. Though it is not illegal to eat python meat, the FWC cautions that neither the Florida Department of Health nor the Florida Department of Agriculture and Consumer Services have stated that python meat is safe to consume.

HOA FYI: ROBERT'S RULES

Using Robert's Rules of Order

“The object of Rules of Order is to assist the assembly to accomplish the work for which it was assigned...”(Henry Martyn Robert)

As most of us know, Robert's Rules of Order is a manual of parliamentary procedure that provides a framework for successful meetings. The manual is so commonly used that our developer included its use in our HOA bylaws: *3.1 Parliamentary Rules. “Roberts’ Rules of Order (latest edition) shall guide the conduct of Association meetings...”* According to Jim Schopp, a retired superintendent of schools, WC resident, and past WC board member, “There seems to be some misconceptions and misinformation on how and why these rules should be applied. The purpose of these rules is to give focus and organization to meetings.”

Since our bylaws require our board to use Robert's Rules to guide our meetings, learning about their *application* is almost as notable as the rules themselves. According to Jim, “It is important to note that there is nothing legally binding in the use of these rules. Some boards use a very strict interpretation, some pick and choose which rules they utilize, while others choose not to use *Robert's Rules* at all. Boards have the latitude to choose how they apply these rules...However boards choose to conduct their meetings, the importance is then placed on consistency.”

As you can well imagine, following the rules consistently during a “lively” meeting becomes pivotal. This is particularly evident during the public comment section of the agenda. Although Robert's Rules provides some guidance, as Jim stated, the board has some discretion in its use, but the board must follow the meeting rules that appear in state law and our governing documents. Safeguarding the public's right to share their views is intricate. In an effort to simplify the issue while ensuring compliance, the board recently published: [WC HOA Meetings: Rights of Members \(Owners\) to Speak](#) *

If you read the above policy, you'll note that speakers have a 3-minute speaking limit. If a member feels the topic needs to be addressed in more depth, they can submit the request in the form of additional information, in writing. In terms of the board's role during public comment, Jim states, “...the board is not compelled to answer or debate with the speaker. Many times, if there is a question that can be simply answered, the board will respond. Some boards with whom I've worked chose to never respond verbally, but instead, to list the questions/answers and email them to all residents. Each board can decide how they want to approach this area. It is important that the board does not engage in a back-and-forth, fueling an argument.”

When combined with state law and mandates from our own governing documents, Robert's Rules serves as a valuable guide to help our board accomplish HOA business. If you're interested in learning more, [Jurassicparliament.com](#) offers good information on small, non-profit board use of Robert's Rules. Jim leaves us with this last bit of wisdom, “There is no ‘one size fits all’ when it comes to the application of *Robert's Rules of Order*. Communities, Boards of Educations, Village Boards, etc. all have differing needs and must have the flexibility to meet those needs and make changes when necessary.”



“Well, no wonder! Instead of Robert's Rules of Order, we've been following Murphy's Law!”

**WC Bylaws 4.7 Members have the right to speak with reference to any matter that is placed on the Board of Directors meeting agenda. The Association may adopt reasonable, written rules expanding the rights of Members to speak and governing the frequency, duration, and other manner of Member statements, (including a sign-up sheet requirement), which rules must be consistent with the minimum requirements of the Act.*

WC SAFETY: FLOOD INSURANCE

Homeowners in the nation's most flood-prone areas are facing huge price increases for flood insurance that could cause hundreds of thousands of people to cancel their policies and risk financial ruin if their home is flooded. That's because, beginning recently and after flooding issues from both Hurricanes Irma and Ian, FEMA changed the way it calculates flood insurance prices. Instead of relying on old flood zone maps covering broad areas, it's now basing premium prices on a wider range of factors, like an individual property's distance from the ocean, rainfall levels and the cost to rebuild a home.

The Federal Emergency Management Agency, which runs the United States' largest flood insurance program, recently published projections showing its premiums are on track to jump by thousands of dollars a year in some areas. The [projections are the most detailed analysis](#) FEMA has provided since it launched an ambitious restructuring of its National Flood Insurance Program several years ago.

As many residents in Winding Cypress have learned, Collier County—which was ground zero for Hurricane Ian—has experienced skyrocketing flood insurance rates. For those with current federal flood policies, the good news is that the rate won't immediately jump too much. Congress has capped price hikes at 18% per year. The bad news is, you might see that flood insurance premium go up 18% every year for several years until it reaches the new Risk Rating 2.0 calculation.

You can check out the Winding Cypress flood risk here:

<https://msc.fema.gov/portal/search?AddressQuery=7507%20Blackberry%20Drive%2C%20Naples%20FL>

Collier County Flood Zone Definitions: <https://www.colliercountyfl.gov/home/showdocument?id=72402>

If you're buying a new flood insurance policy, however, you'll get hit with the new premium all at once. Since April 2022, new policyholders have had to enroll at the full Risk Rating 2.0 price. In fact, some homeowners will pay an average of nearly \$4,000 a year for flood insurance from FEMA, who says the new premiums reflect the reality of Florida's increasing flood risk—and that they're more fair than they have been in the past. This is largely due to homes being built in flood-prone areas, as well as rising sea levels due to climate change and the more common "rain bomb" events like the 1,000-year floods that recently inundated Fort Lauderdale.



As a bit of silver lining news, Collier County isn't the worst hit for premium hikes. That unfortunate assessment goes to Palm Beach County, which saw premiums increase to the tune of 342% on average—or approximately \$2,669 for an existing policy. This is closely followed by Miami-Dade and Monroe Counties, each seeing upwards of 200% premium increases. Winding Cypress falls within the "Special Flood Hazard Areas" with multiple zone designations (AE, AO, AH, VE, and AR for example).

WC ACTIVITIES

Sign up



<https://www.windingcypress.org/current-events-activities>

- **Celebrate Labor Day** at the Shady Palm Sunday, September 3rd 1PM to 4PM!
- **Live music** at Shady Palm on September 14th from 5PM to 8PM!
- **Bourbon Day** on Wednesday, September 20th at Shady Palm!
- **Food Trucks** at the Clubhouse on September 5th, 18th, 19th, and 26th!
- **Hairspray at Broadway Palm** on Wednesday, September 27th!
- Get excited for our **"All That Glitters New Years Eve Gala"**! More information to follow in the weeks to come!
- For a full list of events and sign up, [CLICK HERE](#) and stay tuned for e-Blasts from Constant Contact for updates on many great events to come!



WC ADVERTISERS



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-MICHAEL D., WINDING CYPRESS OWNER



Kendra Hoefs has sold 25+ homes in WC!

239.770.3345

KendraHoefs@gmail.com



MVP Realty 1495 Pine Ridge Rd. #1 | Naples, FL 34109

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-Jocelyn

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“The greatest contributing factor in the sale of my house came from the efforts of my Listing Agent - Theresa. She provided excellent service. I would totally recommend Theresa and Raveis in the future.”

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FLORIDA IN SEPTEMBER PROS

- Best month to visit theme parks for lower crowds
- Travel rates tend to be cheaper
- College football season starts
- Many food and wine events this month

FLORIDA IN SEPTEMBER CONS

- Historically worst month of hurricane season
- Frequent rain and hotter temperatures



In September, most of Florida will experience average temperatures of about 85°F (29.4°C) while regularly reaching over 75% humidity. September weather in Florida is generally hot and muggy. Aside from the major storms, expect random showers and thunderstorms to occur daily, especially in the afternoon and early evening.

Speaking of rainfall and thunderstorms, Florida is often called the lightning capital of the world, so it's important to protect yourself during a storm. While most visitors aren't in danger, boaters especially need to pay attention to the weather when they're on the water.

Hurricane season is in full swing and most years, September is the first month that Florida will be affected by hurricane watches and warnings. Pro tip: Hurricanes will never have lightning. What's dangerous about them is the high wind, flooding and possible tornadoes that spin off the main storm.

When it's not overcast and rainy, the sun will still shine brightly in September. It's important to prepare yourself with plenty of protection and sunblock because sunburn and heat rashes can happen quickly with even a little sun exposure in Florida. It's extremely important to stay hydrated, too.

Florida is the only place in the United States that maintains a subtropical to tropical climate all year round. Based on where you'll be traveling, temperatures are likely to vary and the warmest temps will be farther South.