



Photo by Richard Murray

INSIDE THIS MONTH:

Staff profile of Marcus Stone

Welcome John Rowland & Jade McKim

myHOAst voting portal

Upcoming vote

Our recent CDD election

It's all here, and more!



BOARD OF DIRECTORS

William Powell, President
Bill Bell, Vice President
Michael Boriss, Treasurer
James Schopp, Secretary
Kay Ballard, Director

WCboardofdirectors@swpropmgt.com

HOA STAFF PHONE NUMBERS AND OFFICE HOURS

OFFICE: 239-732-7171

Hours 8 a.m. to 4 p.m.: Mon—Fri
After hours: 239-261-3440

Property Manager

John Rowland
wcmanger@swpropmgt.com

Assistant Manager

Jade McKim
wccassistantmanager@swpropmgt.com

Front Office Staff

Bonnie Lorence
adminwc@swpropmgt.com

Activities Director

Maribeth Jones
activitieswc@swpropmgt.com

SHADY PALM: 239-732-5995

Shady Palm Manager

Oscar Escalona
spmanager@swpropmgt.com

Shady Palm Assistant Manager

Marcus Stone
spassistantmanager@swpropmgt.com

FACILITIES: 239-732-7171

Housekeeper

Antonia Diavila

Maintenance Supervisor

Derrick Olan

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THANK YOU!

For the past year Linda Herzog has functioned as Assistant Chair of the Communications Committee. Her contributions have been invaluable, from writing articles and emails, to managing the compilation of the newsletter. We will miss working with her, and hope to see her around the community—perhaps in the gym or on the pickleball courts!

FROM THE BOARD OF DIRECTORS

December 2022

It's hard to believe 2022 is drawing to a close. As of this writing, our community has only 14 unsold homes remaining. In many ways this has been a challenging year for Winding Cypress: the turnover of the board from the developer, multiple changes in management staff, unforeseen expenses (mostly due to equipment failures), and of course, Hurricane Ian. Through it all, YOU, the members of the community, have been incredible! Every day, there are examples of kindness, generosity, and selflessness as you help and support each other.

Some highlights from November include:

- Passing of the 2023 budget - thanks to our amazing finance committee
- Approval of a new and expanded approved plant list - thanks to our dedicated ARC
- Addition of our new property manager AND assistant property manager
- Election of two new CDD supervisors

As December progresses, we are in the throes of the HOA vote to change the voter threshold. This is a critically important initiative that will impact our ability to govern ourselves in the future. It is vital that every member household participates in the vote. Please read the "[Important HOA Vote Going on Now](#)" article in this newsletter to learn more. Dates to keep in mind (all dates tentative except 12/14):

- Dec 14: Voter threshold vote
- Jan 14: First notice of Annual Election (60 days prior)
- Feb 3: Board candidates declare intent to run
- Feb 5 (no later than): Post a notice of Town Hall meeting
- Feb 7: Town Hall meeting
- Feb 8: Last day for candidates to submit info sheet
- Feb 9 to Mar 1: Second notice of Annual Election (mail candidate list and documents)
- Mar 15: Annual Meeting/vote on governing docs/board election

On the lighter side, this month you will see continued beautification of our grounds, a working entry fountain, holiday decorations along the entrance and in the amenity center, and multiple offerings for holiday-related activities. And as always, your board and advisory committees are striving to ensure we roll into 2023 smoothly.

Speaking of 2023, there are several HOA events on the horizon, with the election of two board members being top-of-the-list (two of our existing board members' terms are expiring). We will hold a "Welcome Back" event to reconnect with our snowbird members, and of course, there will be a great Superbowl party to cheer on your team.

We wish you all a wonderful holiday season!

Winding Cypress Board of Directors

CONGRATS TO DECEMBER COVER PHOTOGRAPHER DICK MURRAY!

Do you love to photograph the natural beauty of Winding Cypress life? Please submit your best photo of Winding Cypress for a chance at becoming the WC newsletter cover! Due to an overwhelming number of great photos received in the past, we ask that you limit your submissions to one per month per person. Send your photo (in .jpg format, please) by December 20 to windingcypresscomm@gmail.com for a chance to appear in the next newsletter!

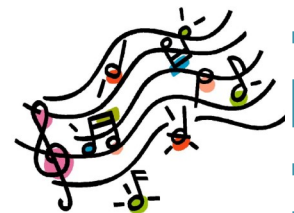
December Safety Tip

The holidays are a time for celebration, and we are a community who loves to make merry! If you're planning to include spirits (the liquid kind) when you go out, and you choose to use Uber, Lyft, or some other car service, remember to notify the gate. Either call the guardhouse at 239-732-7745 or 239-238-7479, or log on to [Safe Passage](#) and enter them as a vendor. Upon return, give the gate guard your address, and show him/her your photo ID. *Note: remind the driver to use the Collier entrance. CHEERS!*

CALLING ALL BARBERSHOP / A CAPPELLA SINGERS!

Dave Walker, a WC resident since 2020, is looking for other residents interested in singing a cappella in four-part harmony in a barbershop quartet/chorus.

If you're interested, please contact Dave:
847-533-4962



A JACK OF ALL TRADES AND MASTER OF...MANY!

An Interview with **Marcus Stone**

If you haven't yet met Marcus Stone, Assistant Manager of the Shady Palm, then you might want to get to the café more often! Marcus is the ubiquitous smiling face and "perpetual motion machine" of the "front of the house" at our café! He started working at the Shady Palm as a second part-time job, supplementing his then primary job at the Texas Roadhouse in "Restaurant Row" on Collier Boulevard. He grew to like the people of Winding Cypress and decided to make the Shady Palm his full-time job, first as a waiter and then as bartender. In August, Marcus was promoted to Assistant Manager at the same time that Oscar Escalona joined the café staff as manager.

While dealing with personnel issues can be a challenge for any assistant manager, especially a new position like with Marcus, he doesn't let it rattle him. His philosophy is that strong, conscientious performers will rise to the top and the weaker ones will eventually be filtered out. He also takes every opportunity to learn new things and values the experience and learning he's gained from Oscar about the "back of the house" operations.

Marcus was born in New Orleans where he lived until he was about 10 or 11 years old. Raised by his aunt and uncle, who were an older couple, he was taught to address people as "ma'am" and "sir." It's stuck with him as anyone who visits the café knows.

Even as a kid, Marcus had an entrepreneurial spirit. He and his friends would offer to clean up the areas in front of restaurants that had been trashed after Mardi Gras. He also sold chicken eggs, crawfish, and watermelons that he'd picked. Rather than sports or entertainment stars, Marcus admired the uncle who raised him, a truck driver, who was a hard worker and never let little things upset him.

He and his family moved to Florida where other family members had already settled. He was especially close to some of his cousins. Marcus went to school in Immokalee, Florida, and as one of the 12 best basketball players in Florida, was on the Tony Perkins AAU Select Basketball Team. It was a traveling team that went to places like Chicago, Baltimore, and Indianapolis.

When he visited, he'd seek out some of the roughest neighborhoods so that he could pass out food to people who needed it. He also would contact the local school boards to settle the accounts of students who'd fallen behind in their lunch payments.

Marcus never wanted nor asked for recognition for these deeds - in fact, he tried to make sure that his name was kept out of it.

He's also a mischievous guy - he told this writer that he enjoyed "cow tipping." According to Wikipedia, though, "the practice of cow tipping is generally considered an urban legend, and stories of such feats are viewed as tall tales." (Just so you know I checked, Marcus!)

The adult Marcus is an avid reader of business, self-help, finance, and other books. He tries to read about 2 hours per day and also enjoys working out at the gym. He lives with his partner, Tolisha, and their 3-year-old daughter, Shamiyah. He says he loves doing fun things like taking her to water parks, but also just hanging out with her.

As for the people of Winding Cypress, Marcus said, "just tell them I love them!" It's his favorite part of the job.

When asked about a "fun fact" about himself, Marcus mentioned that he'd been skydiving a number of times. He asks his skydiving instructor not to tell him when they're going to jump but to just do it! Is that because he's nervous? "I get nervous when they open the door and I hear the wind blow. Jumping doesn't make me nervous because there's only one direction to go - down!" But for those of us who are acquainted with friendly, hard-working Marcus, it seems that there's really only one direction for him to go - up!



INTRODUCING PROPERTY MANAGER JOHN ROWLAND, LCAM AND ASSISTANT PROPERTY MANAGER JADE MCKIM, LCAM

John Rowland, LCAM, is now onsite as our Winding Cypress Property Manager. John spent his first 20 years in Boston and attended Northeastern University before moving to NYC where he worked as an I.T. consultant for the next 10 years. He came to SW Florida in 2001 and has since graduated from Hodges University with an MBA in organizational management and a B.S. in accounting. John has been in the real estate and property management business for many years and has managed some of the largest HOAs in the area. He brings to Winding Cypress years of community management experience - most recently as a portfolio manager for multiple communities in Lee and Collier Counties. On a personal note, John's favorite pastimes are reading, traveling, listening to jazz, playing guitar, and watching hockey & movies with his wife of fifteen years and their 10-pound Pomeranian, Teddy.

Jade McKim, LCAM joined the staff October 31 as the Winding Cypress Assistant Property Manager. Jade has quickly adapted to Winding Cypress, taking control of the ARC process and learning additional processes and procedures from Bonnie, the HOA Administrative Assistant. In fact, Jade has several years of experience in office management and customer service herself, has her real estate sales license, and has worked in property management for almost ten years. She and her husband enjoy fishing and boating, along with their two-and-a-half-year-old son who sports a beautiful head of red curls! Jade's outgoing and friendly personality has served her well as she's adapted quickly to Winding Cypress!

We are excited to welcome John and Jade to the Winding Cypress HOA family!





Architectural Review Committee
Ronnie Asafaylo, Chair

Topic: Working Together for a Better Winding Cypress Community

Our Winding Cypress Board of Directors has approved a new, extensive plant list that has been uploaded to the windingcypress.org website <https://www.windingcypress.org/restricted-architectural-review>. Please note that photos of all of the approved plants will also be available soon to better assist you with your landscaping selections.

For the past several months, the ARC committee has been diligently reviewing not only applications for homeowners' exterior modifications, but also both the Winding Cypress Architectural Review Guidelines and the Rules and Regulations documents. All proposed changes will officially be presented to the Board of Directors for their approval when available. Stay tuned...

Please remember that an ARC application must be submitted for review and approval for all modifications to the exterior of your home. The ARC wants to thank the Winding Cypress community for your adherence to these procedures to maintain our beautiful surroundings.

Finance Committee
Steve Shedd and Jim Sullivan, Co-Chairs

The committee will be providing SWPM with the 2023 budget information and approved assessment in preparation for next year. Gerstle, Rosen & Goldberg (GRG), our new auditors, are finishing up their report on Pulte's turn-over audit. The Finance Committee

will likely review the report and provide comments to the Board. With the end of the year approaching, they will work with SWPM and GRG preparing for this year's audit.

Social Activities
Adrienne Bergquist and Pat Orangio, Co-Chairs

Well, here we are already into December! November activities were quite popular with WC residents, and included the Mistletoe Market (which had lots of great vendors, was very well attended, and was successful by all accounts!); a fun time at the Everblades hockey game; a record 27 book club registrations to hear author Mary K. Tod talk about her novel, Paris in Ruins; more than 100 folks partaking in a sumptuous Thanksgiving dinner complete with a turkey-ham delivered by our Shady Palm chef Jacques; and a completely sold-out rockin' concert with Renegade, which had everyone dancing in the aisles! And of course, Monday Night Football in the Shady Palm, to continue through MNF season.

December promises to be just as exciting! We look forward to having you join us for a couple of seasonal plays, the ever-fun "Divas through the Decades" complete with a poolside paella buffet; the return of the Naples Trolley to Victoria Park; and last but not least, our fabulous "Capture the Magic" NYE event with swingin' live music, sumptuous fare, an open bar, and lots of dazzle and fun! There's no better way to rock in the New Year with friends – sign up [here](#) soon to reserve your spot!

Building and Grounds Committee
Mike Merola and Vince D'Andrea, Co-Chairs

Mike Kaufman was mistakenly identified in last month's newsletter as co-chair of the Building and Grounds Committee. Vince D'Andrea is the actual co-chair.



Photo by Becki Thompson



IMPORTANT HOA VOTE GOING ON NOW

Voting has opened for the amendments to change the voter threshold on three governing documents. The current approval threshold requires 2/3 of the entire community to approve an amendment to the documents. The Board seeks to reduce the approval threshold to **2/3 of those voting**, while first requiring that a minimum of 30% of the members vote. Members can read the amendments on myHOAst or in the voter package (mailed to those not registered to vote electronically).

Reducing the approval threshold will allow the community to further amend the documents to remove Developer references which are now unnecessary, as well as to adopt, amend, or remove document provisions based on what is best for the community.

It is clear that these amendments would have a significant impact on the community's ability to govern itself. Additionally, they would help to ensure that the time and expense required to conduct future votes is not wasted due to lack of participation. Toward those ends, it is imperative that every household vote on this issue – the vote will fail without 511 votes in favor of amending the documents.

If you haven't already, PLEASE vote on all THREE amendments using **ONE** of the following methods*:

1. Vote electronically using myHOAst before 6:00 PM Dec 14th [CLICK HERE](#)
2. Attend the Dec 14th Members' Meeting (6:00 PM in the Amenity Center) and cast a vote at the meeting
3. Return the Limited Proxy/Vote** ensuring receipt by Dec 14th, one of three ways:
 - Email to wcmanger@swpropmgt.com
 - Hand deliver to the management office at the Amenity Center
 - U.S. mail to either:

*Southwest Property Management
7180 Winding Cypress Drive
Naples, FL 34114*

OR

*Winding Cypress HOA
c/o Southwest Property Management
1044 Castello Drive
Naples, FL 34104*

* An owner cannot vote both electronically *and by paper proxy/vote*. Only one vote per member household is permitted.

** Member households who have not elected to receive electronic communications have been mailed the voter package.

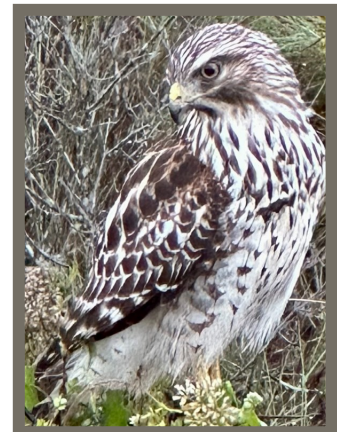


Photo by Heather Kaufman

OVERVIEW OF THE NEW myHOAST ONLINE VOTING AND COMMUNICATION PORTAL

*** PLEASE NOTE: THIS PORTAL IS FOR HOMEOWNER ACCESS ONLY ***

To begin: if you do not already have your myHOast online portal login set up, please email the Winding Cypress Board of Directors for that information: wboardofdirectors@swpropmgt.com

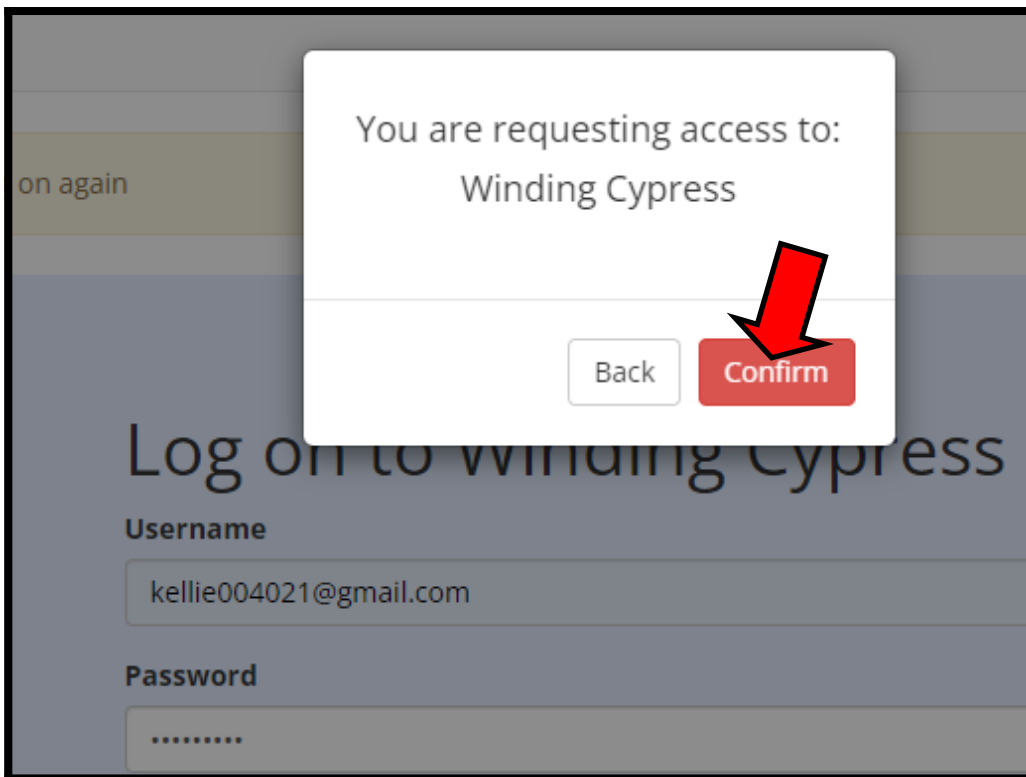
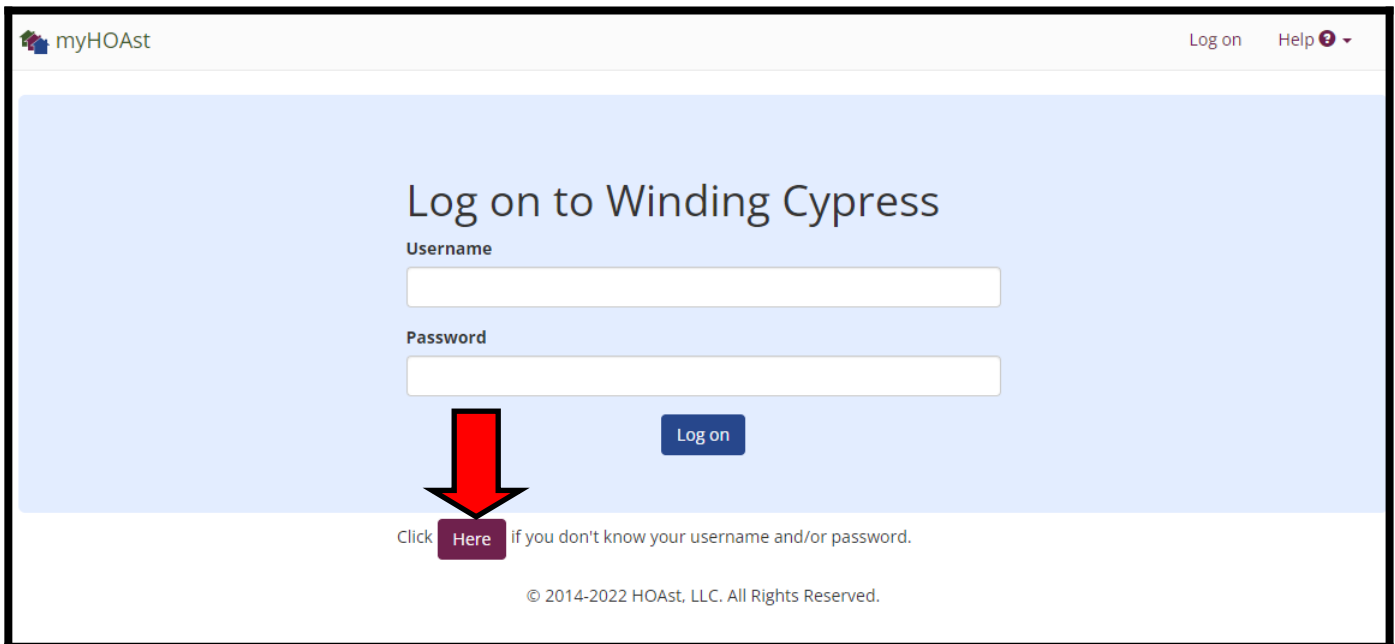
Step 1: Log into the Winding Cypress custom myHOast site <https://winding-cypress.myhoast.com/logon>

Step 2. The myHOast portal will open. If you know your username and password, enter it here and click **Log on.**

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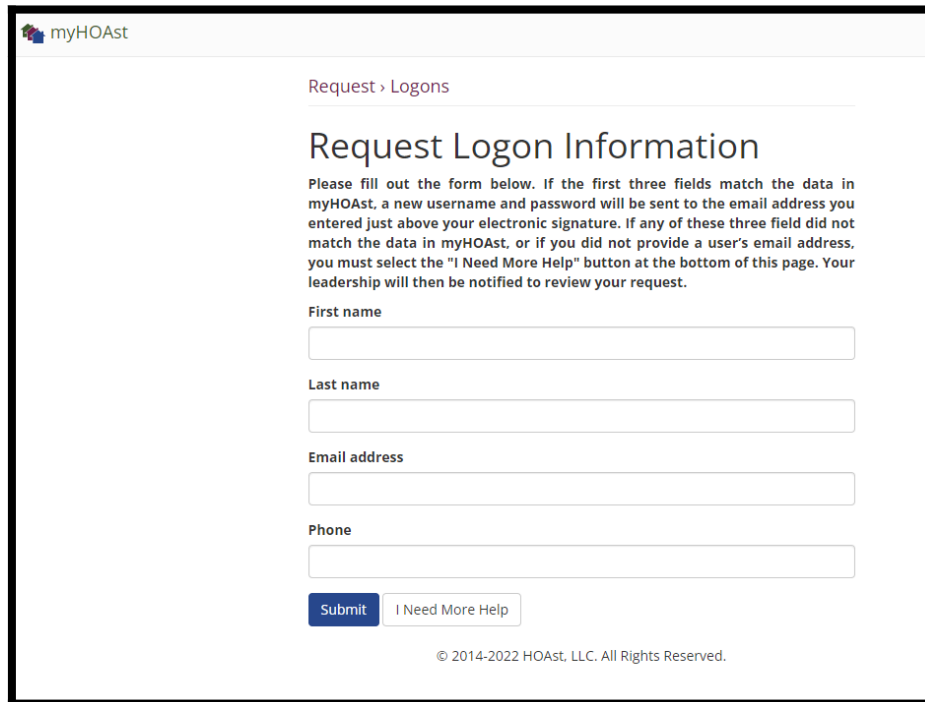
If you have already set up an account *but have forgotten your username or password*, you will see at the bottom of the blue login box an option to "Click here if you don't know your username and/or password." Click the **Here** button. When you see the popup window, click **Confirm**.



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Step 3. Fill in the requested information and click **Submit**. If you have previously set up your credentials, you will receive an email with the requested information.



myHOAst

Request > Logons

Request Logon Information

Please fill out the form below. If the first three fields match the data in myHOAst, a new username and password will be sent to the email address you entered just above your electronic signature. If any of these three field did not match the data in myHOAst, or if you did not provide a user's email address, you must select the "I Need More Help" button at the bottom of this page. Your leadership will then be notified to review your request.

First name

Last name

Email address

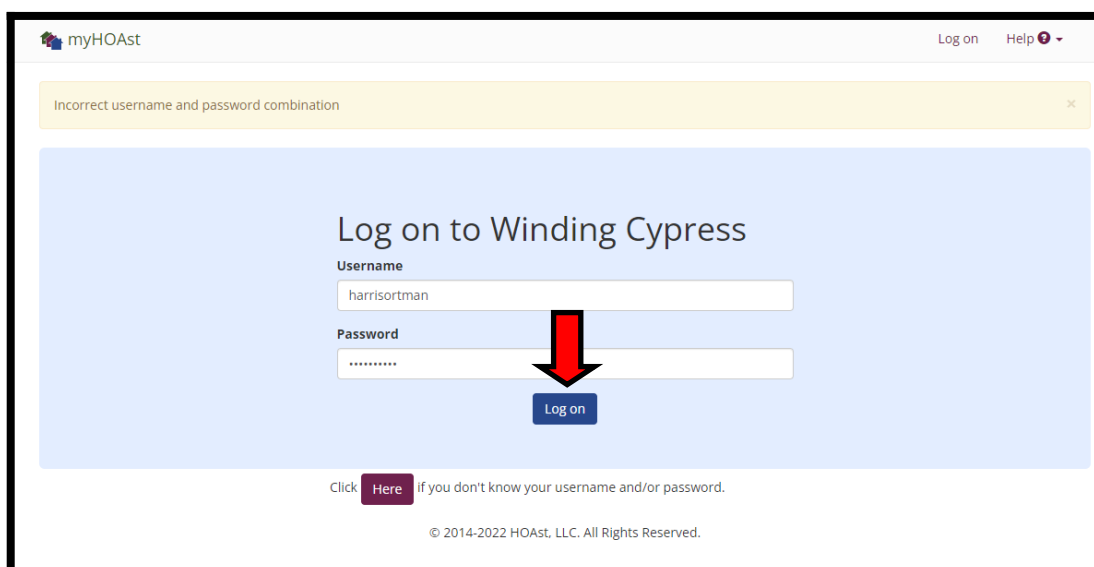
Phone

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Note: If the information you provide doesn't exactly match what you have previously set up, don't worry—you can say you need more help. At that time it will send a request to the HOAst administrator, who can approve it and send you your logon name and password.

If you find these steps confusing, no worries! Simply email the WC Board of Directors: wboardofdirectors@swpropmgt.com

Step 4. Once you have a username and password, enter it on the login page. Then click **Log on**.



myHOAst

Log on Help

Incorrect username and password combination

Log on to Winding Cypress

Username

Password

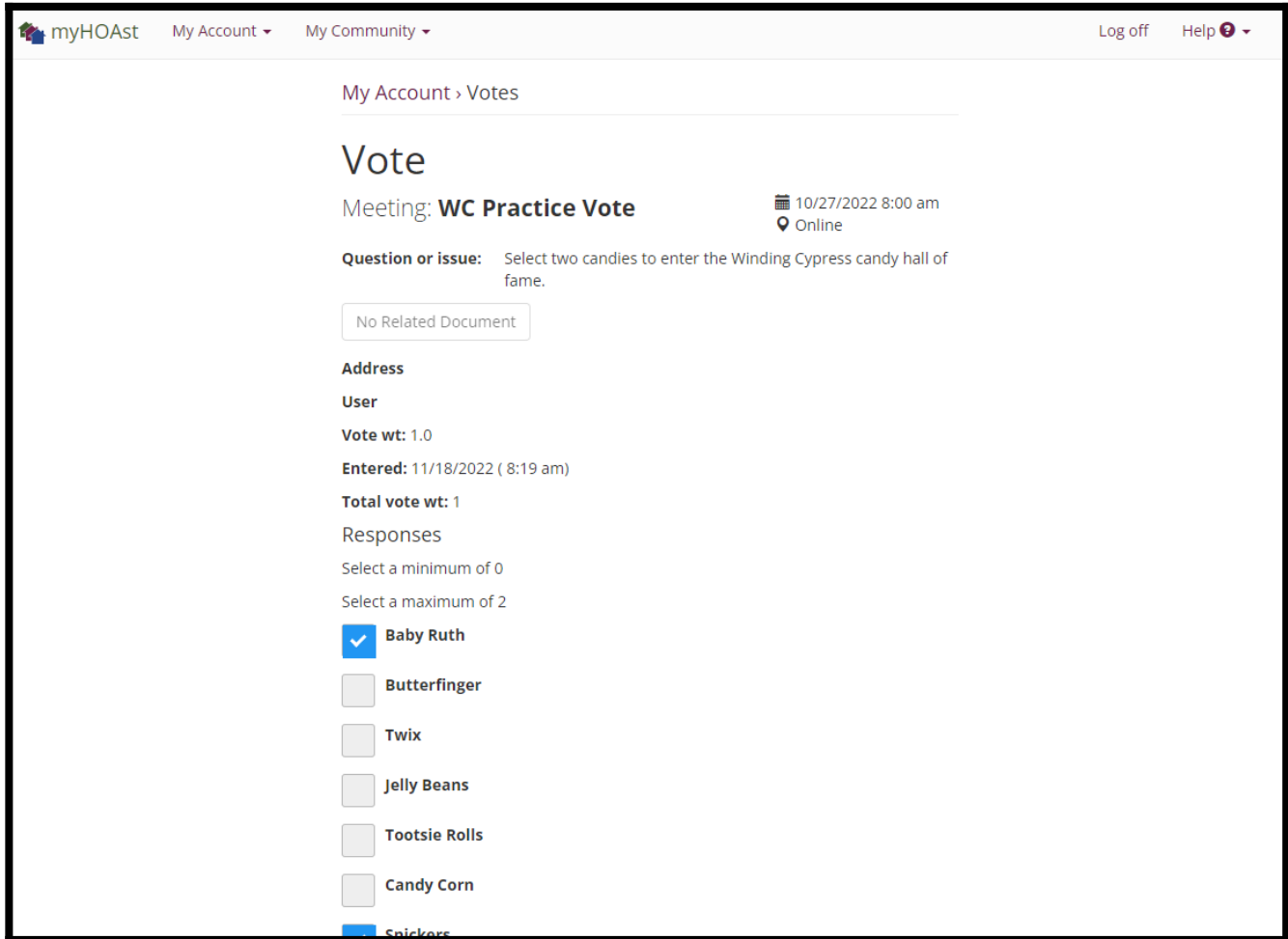
Click [Here](#) if you don't know your username and/or password.

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Step 5. If there is a pending vote you will see it here. Select your response(s) and submit.



It's that easy!

Using the online myHOast voting system saves time and money—no more printing, stuffing envelopes, stamping, and mailing votes or proxy information. What's more, it's easy and takes only a few seconds and a couple of keystrokes, ensuring all homeowners in Winding Cypress have a fast and SECURE way to cast their vote and make their voices heard!

NOTE: Access to the myHOast portal is also found on the Winding Cypress website under **Homeowners Only > Portal Links and Homeowner Documents**. There is also a short video on how to log into myHOast, located on the main page of the website. You can access the website at www.windingcypress.org



Photo by Heather Gray



WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT (CDD) UPDATE

Now that the election is over, here's a review of CDD information from the October Newsletter as well as the results of the election.

About the CDD

In a nutshell, the **Winding Cypress Community Development District (WC CDD)** is a district with a related assessment for all Winding Cypress homeowners. The WC CDD may impose and levy taxes and/or assessments on the property to pay off bonds issued for capital improvements (roadways, utilities, and other infrastructure) required to complete the WC development. The WC CDD was established pursuant to F.S. Chapter 190 and is governed by a five-member Board of Supervisors elected by homeowners within the district.

Collection of the CDD Assessment

All **property owners** within the CDD will be subject to annual assessments which are broken down into two components:

1. The operation and maintenance (O & M) of the improvements.
2. Debt service (annual principal & interest) on the capital improvement bonds.

The CDD utilizes the Collier County Tax Collector to collect these assessments. In other words, they are part of all WC homeowners' Collier County real estate tax bills. The WC CDD is paid as an annual assessment and appears as one line in the non-ad valorem section of the property tax bill in conjunction with the Collier County fiscal year of October 1st – September 30th. The amount of the CDD assessment is different for each category of home as noted in the chart to the right.

CDD Supervisors

Two terms are expiring in 2022: Seat #1 & Seat #3. In November 2022, Winding Cypress elected two homeowner board members for these seats. This election was held on November 8, 2022 in conjunction with the general election. All homeowners in Winding Cypress received the CDD election information as part of the general election ballot. Three Winding Cypress residents ran for the two open seats. We would like to extend a thank you to Dr. James Verbist for his past tenure as CDD board supervisor, and his candidacy for the Seat #1 vacancy this year.

The following are the newly-elected members of the Winding Cypress CDD Board of Supervisors:

- Seat #1 – Alex J. Petrovsky - Blackberry Drive
- Seat #3 - Patrick J. Ciriello - Winding Cypress Drive

The current complete Board is:

- Seat 1: Alex Petrovsky - Term expires Nov. 2026
- Seat 2: Laura Ray (Pulte) - Term expires Nov. 2024
- Seat 3: Patrick Ciriello - Term expires Nov. 2026
- Seat 4: Patrick Butler (Pulte) - Term expires Nov. 2024
- Seat 5: Scott Brooks, Chairman (Pulte) - Term expires Nov. 2022

Because Pulte Homes still owns a few parcels within the Winding Cypress community, they have the right and privilege to keep Scott Brooks on the Board. Mr. Brooks' initial term as Chairman expired at the end of November. He will remain on the Board until all homes are sold within Winding Cypress.

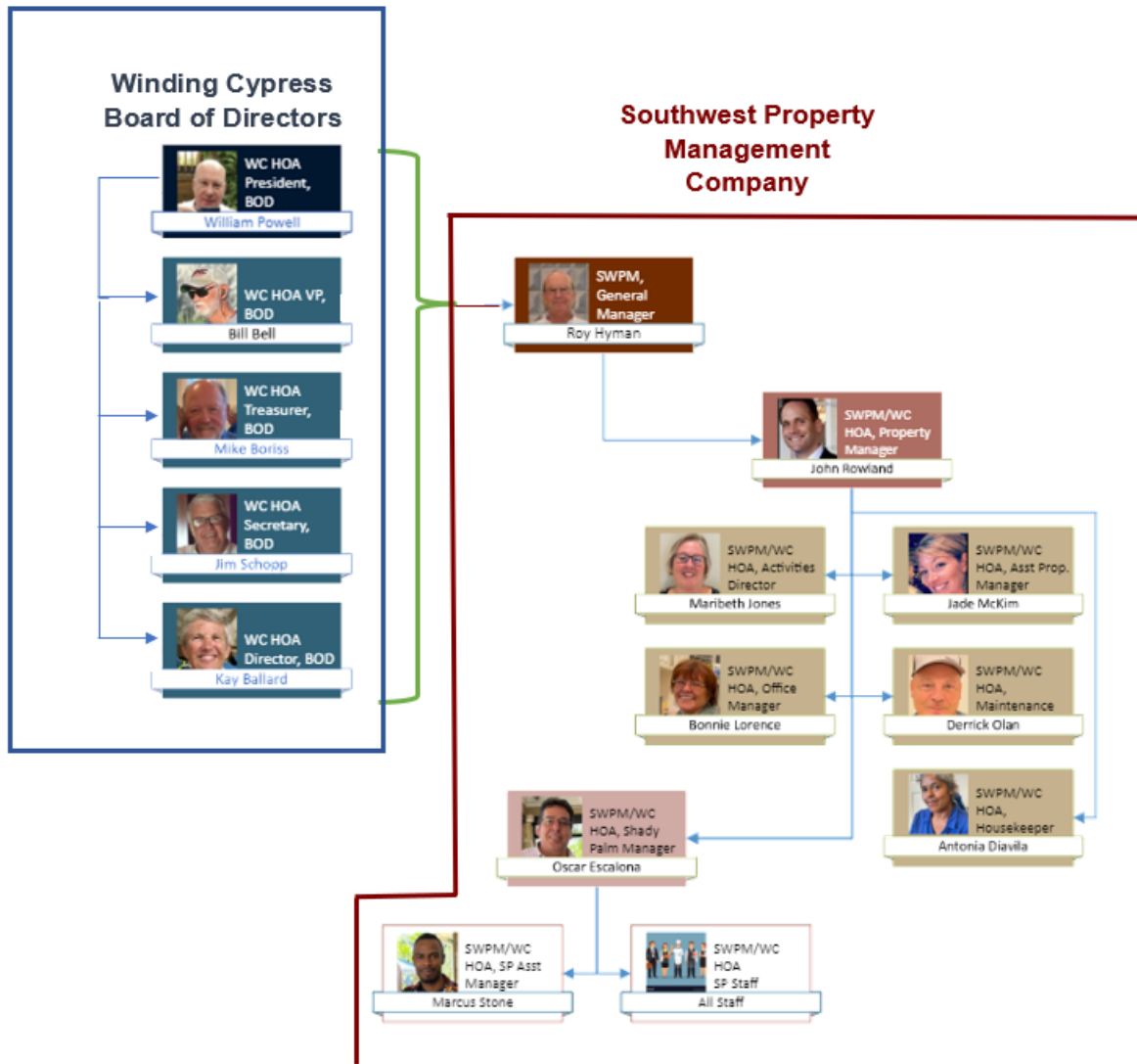
ASSESSMENTS & FEES SCHEDULE: 2023

Villa Series	
Annual Dues.....	\$4527 (\$1132/qtr.)
Food & Beverage.....	\$660 (annual)
CDD*.....	\$1081.07
Classic Series	
Annual Dues.....	\$5013 (\$1253/qtr.)
Food & Beverage.....	\$660 (annual)
CDD*.....	\$1186.07 - \$1661.18
Estate Series	
Annual Dues.....	\$5169 (\$1292/qtr.)
Food & Beverage.....	\$660 (annual)
CDD*.....	\$1292.18 - \$1776.07

*CDD assessment varies depending on parcel, and appears on your Collier County tax bill under the heading, "Non-Ad Valorem District."

WHO'S WHO IN WINDING CYPRESS LEADERSHIP AND MANAGEMENT

Because the running of a community involves a multi-faceted approach, it can be difficult to know who's who behind the scenes! Below is a brief recap of an article that ran in the October newsletter, with an illustrative org chart to help further explain the WC management structure.



- Winding Cypress HOA Board of Directors.** Winding Cypress HOA has five elected homeowner volunteers who comprise our board of directors, and who are tasked with adopting an annual budget; collecting dues and assessments (to pay for the budget); adopting and enforcing rules and regulations; operating, repairing, replacing, and maintaining common areas; hiring personnel (the management company); etc.
- Southwest Property Management.** This management company is paid by the HOA to provide the staff to help carry out HOA responsibilities such as property and grounds management, activities, housekeeping, and the café. All the staff at the amenity center and Shady Palm work for the management company. NOTE: The HOA contracts directly with vendors (such as BrightView Landscaping and Sunstates Security). These vendors are not in the employ of Southwest Property Management, however, the management company is tasked with interfacing with them.

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In addition, Winding Cypress is fortunate to have significant homeowner input into running our community. This includes:

- **Advisory Committees.** Several owners serve on committees and offer advice to our board of directors. Many of these volunteers were leaders in their fields, and their advice is invaluable. Currently there are nine advisory committees: Activities & Social Events, Appeals, Architectural Control, Building and Grounds, Communication, Compliance, Finance, Safety and Access Control, and Shady Palm. Each committee has a chairman and an assigned board member who acts as a liaison between the committee and the board.
- **Homeowners/members (collectively, the HOA).** All residents can *positively influence the running of our community by sharing their perspectives, seeking a leadership position, and of course voting.* [Click here](#) to share feedback with the board of directors.

https://www.nolo.com/legal-encyclopedia/whats-involved-with-serving-the-board-homeowners-association.html?fbclid=IwAR25n8F8lXMpNPvBMddshch4uFa_ukXCYOPthqS_GLDqXWjG7jklOvTNijM



Thanksgiving Dinner at the Amenity Center



YEAR-END CONSIDERATIONS

Tis the season to eat, drink, and be merry - here's some food for thought (pun intended):

- ◇ The deadline to use your food and beverage assessment is Dec 31st. *NOTE: you may use your assessment to purchase alcohol. However, please keep in mind that unopened bottles may not be removed from the café per our liquor license.*
- ◇ If the spirit moves you, consider a monetary gift for your favorite staff member(s).

DECEMBER REMINDERS

Don't just live through days;
make them count

You already have the
right person - you

Choose people that choose you

Nothing is too good for you

Growth is uncomfortable
but worth it



PEACE

on

Earth