

WCCA Board Meeting

November 12, 2025

6:00pm

Via Zoom call

Cole Peacock

Melissa Metzger

Justin Gyarmathy

Amy Pappas

Wyler Gins

Seth Hartt

Sally Gins

Summary

Financial and Website Updates Meeting

The board meeting began with a brief discussion about financial updates, where Justin reported a total assets balance of \$173,925.63 and explained that all fees for 2024 and 2025 with Hissam Associates are paid in full.

Website Updates

The website updates were reviewed, with Sally noting the addition of Fall Festival photos and membership renewal functionality, while Cole shared a positive feedback from a realtor who praised the website's clarity regarding deed restrictions.

Whiskey Creek Newsletter Revamp

The board discussed plans for the Whiskey Creek newsletter, including advertising for the Country Club and strategies to make the publication more engaging and membership-focused. They explored ideas like photo contests, community articles, and the "neighbor of the month" feature, while also considering ways to generate advertising revenue. Amy discussed a call with Seabreeze about newsletter changes, where they learned that Seabreeze provides design and printing services significant expense to Seabreeze, with postage costs of \$500 per quarterly mailed newsletter.

Sally mentioned a new tradition inspired by another neighborhood, involving an anonymous "Creek Kringle" Santa Claus toy visiting members' homes (similar to a Flat Stanley) to show appreciation for current members.

Rental Rule and Deed Restrictions

The board discussed its 7-day rental rule, which has been officially adopted. VRBO and AirBnB have been notified. Lee County and the tax authority will help with enforcement. The board also discussed deed restriction enforcement challenges, particularly with rental properties, and agreed

to include information about the new Airbnb/VRBO restrictions in the January mailer while waiting for confirmation from rental platforms about their implementation process.

Parade Planning

Regarding the Christmas parade, 7 people have signed up to participate as of this mtg. Melissa has a plan to manage check-ins using a map of the staging area, though she expressed concern about the logistics of managing non-member participants. Amy will help with day-of organization, and Cole is working with the Sheriff's office to coordinate the lead-out and other logistics.

Entrance, Tree Trimming and Landscape Plans

The board reviewed proposals from Tidewater and Extreme Painting for landscaping and painting work at both neighborhood entrances and the medians.

Dana confirmed that the landscape architect approved the native plant selections, except for the thorny agave plant which the board agreed to swap out.

The board discussed the first phase of trimming and cleaning, agreeing to remove Areca and agave plants at the McGregor entrance, with the possibility of adding 4-5 royal palms behind the McGregor entrance.

The board confirmed that 25 hardwood trees would be trimmed along Whiskey Creek Drive as part of the proposal.

Cole concluded by noting that the proposal needs to be modified to remove the addition of 59 Royal Palms, with Dana tasked to discuss this with Tidewater.

The board also approved \$1,500 for new/replacement Christmas decorations.

Extreme Painting Proposal Approval

The board approved Extreme Painting's proposal of \$26,115 for entrance painting work, pending discussions with the county about wall maintenance.

Next Steps:

- Kyle provide secretary's report for vote at next board meeting
- Sally add October minutes to website
- Melissa/Cole to send parade line-up map to LCSO prior to Christmas parade
- Melissa/Cole schedule meeting with LCSO to review parade details 1-2 days prior to parade
- January membership mailer to include info about deed restrictions, new rental rule
- Social media and website updates to include new rental rule