



FLORIDA COMMUNITIES
OF EXCELLENCE

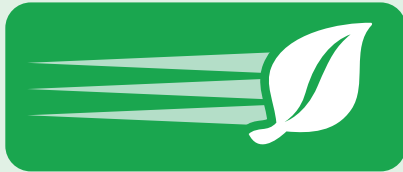
THE 2014 FLORIDA COMMUNITIES OF EXCELLENCE AWARDS RECIPIENTS

COMMUNITY OF THE YEAR – Condominium

Ocean Village Club (St. Augustine)

COMMUNITY OF THE YEAR – HOA

VeronaWalk of Naples (Naples)



GREEN

WATER CONSERVATION
(INDOORS AND OUTDOORS)

SMALL COMMUNITIES

(Under 400 units)

Lakes of Aloma Homeowners Association, Oviedo

The lush, wooded Lakes of Aloma Homeowners Association evaluated their irrigation options and installed a new system with a remote, weather-based controller, flow-control monitoring to detect any pipe breaks, and a soil moisture sensor. Savings have exceeded expectations, with a payback period of 24 months and a decrease of more than 50 percent in irrigation water used. Water bills are evaluated to track progress, and the weather, sensor operation, and landscape conditions are monitored to ensure proper watering.

LARGE COMMUNITIES

(400 units and above)

Country Club of Mount Dora, Mount Dora

Wasteful watering and the negative effects on vegetation

led the Country Club of Mount Dora to improve their irrigation practices and systems. The city, landscape contractor, and association came up with a plan to initiate a cycle and soak program, match precipitation zones, replace damaged rain sensors, upgrade spray heads, consolidate controllers, and conduct conservation training for homeowners. Since the association holds a consumptive use permit, there are no financial savings at the association level, but common area outdoor water use has been decreased by 26 percent and residential water use by 40 percent.

ENERGY EFFICIENCY

SMALL COMMUNITIES

Metropolis at Dadeland, Miami

The Metropolis at Dadeland consulted with engineers, vendors, and consultants to develop a long-range conservation plan. The most profitable initiatives have been installing LED lighting and variable-frequency drives on cooling tower pumps, yielding utility savings of more than \$10,000 per month. For the more expensive projects, vendor financing was obtained so the cash position has been positive from the start.

LARGE COMMUNITIES

VeronaWalk of Naples, Naples

Primary means of cutting energy use at VeronaWalk have been through changes to lighting, geothermal pool heating and cooling, increasing cooling tower efficiency, energy-efficient window shades, and curtailing unneeded lighting at night. Outdoor bulbs with ballasts have been replaced with appropriate compact fluorescent spirals, while LED lighting has been installed in the pools. The geothermal system has cut pool energy costs in half, with additional savings from other measures.

FLORIDA-FRIENDLY LANDSCAPING™

SMALL COMMUNITIES

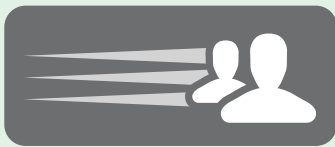
Bridgestone at Legends Neighborhood Association, Clermont

The Bridgestone at Legends Neighborhood Association has sought out a consultant and other professionals to assist in adoption of all nine, Florida-Friendly Landscaping principles in their community standards and association maintenance. A committee has developed their Supplement to Community Standards for homeowners, detailing how to apply the principles and where to find additional resources.

LARGE COMMUNITIES

St. George Plantation, St. George Island

St. George Plantation embarked on a master landscaping plan in 2011. The architectural design code was amended to encourage FFL principles, and the community has removed invasive species and re-landscaped the entrance with Florida-Friendly plants. They will be proceeding with reduction of turf areas, stormwater runoff control, additional planting, and trials of solar-powered irrigation.



ENGAGEMENT

CIVIC VOLUNTEERISM AND ADVOCACY

Sponsored By Volunteer Florida



volunteerflorida

SMALL COMMUNITIES

Orchid Island Golf and Beach Community Association, Orchid

Despite many residents being seasonal, the Orchid community has banded together to initiate and support several programs with a big impact on their surrounding community. Orchid Outreach was begun in 2001 and has raised more than \$500,000 for scholarships. An Orchid resident began Kidz Closet Consignment Shop run by volunteers to raise money for charities and also to donate unsold items. Orchid's contribution to Habitat for

Humanity has been a donation of more than 4,000 hours of service and assistance in raising more than \$1,000,000 in donations. Residents also support many other charitable and cultural organizations.

LARGE COMMUNITIES

Solivita, Poinciana

The residents of Solivita have supported the outside community through many individual programs, and they also have a Rays of Service Volunteer Program to match residents with needs both inside and outside Solivita. More than 70,000 man hours were given in planning and executing the 2013 Relay for Life, providing \$110,000 for cancer research. Food is collected for distribution to food banks, with more than 13,000 non-perishable food items collected in the fall Pack the Pantry Campaign. More than 13,000 hours were donated in serving Give Kids the World, including fundraising and serving on site.

COMMUNICATIONS AND COMMUNITY

SMALL COMMUNITIES

Plantation Park Private Residences Condominium Association, Orlando

From communication based primarily on physical mail five years ago, Plantation Park has amplified their modes of reaching residents. The website includes a comprehensive collection of information and is supplemented by Facebook, Twitter, a community channel, bulletin boards, and a smart device app. The monthly newsletter is available in both print and digital format, with

e-mail addresses available for more than 90 percent of residents. Website use and resident attendance at events are used as gauges of communication effectiveness.

LARGE COMMUNITIES

Stoneybrook West Master Association, Winter Garden

Stoneybrook presses to keep communication engaging for their residents, from scrolling LED signs at entrances to the occasional reward tucked in a communication. A welcome packet, website, e-mails, flyers, Facebook, and Twitter are all used to convey news and activity information. The association has adopted a "green" approach, using e-mail for communications and thus saving \$21,000 per year in postage, newsletter, and mailing costs. Emergency notices are made by e-mail and posting on Facebook, Twitter, the website, and LED entrance screens.

FAMILY-FRIENDLY PROGRAMS AND INITIATIVES

SMALL COMMUNITIES

Moss Park Ridge, Orlando

The Moss Park Ridge Board plans events to appeal to all segments of their community, including Party in the Park, an ice cream social, dinner and music with a live band, and a Pets in the Park event. A large park has been the focal point for gatherings, and the community has identified additions the residents wish to make to facilitate community activities: two basketball courts, a soccer field, and a shade structure in the playground.

LARGE COMMUNITIES

Waterchase Master POA, Tampa

With 70 percent of their homes owned by families with children, Waterchase Master POA provides amenities, special events, and ongoing activities to involve the whole family. Monthly, multi-generational events include their Unleashed Pet Fest, Daddy & Me Dance, 5K Family Run, Breakfast with Critters, and more. The association provides an after-school sports camp, summer camp, and holiday camps to meet residents' needs. A variety of workshops and activities cover a wide range of interests, including children's dance class, youth group, positive parenting, photography, cooking, etiquette, and college planning.



SAFETY

SAFETY AND SECURITY INITIATIVES

SMALL COMMUNITIES

Sea Woods Homeowners Association, New Smyrna Beach

With fairly open access to the public, Sea Woods has distributed identity badges to limit use of facilities to residents. Employees patrol the property for safety, security, and badge violations. Alarms for trespassing after hours and emergency phones are installed at all pools. The community has worked closely with the police and has set up a local Neighborhood Watch Program, and at police

recommendation, the community installed surveillance cameras.

LARGE COMMUNITIES

VeronaWalk of Naples, Naples

VeronaWalk combines volunteer efforts with up-to-date technology and continuing education to keep their security incidents fewer than those of neighboring communities. A record is kept of everyone who enters the community, surveillance cameras are used throughout the property, and all homes have a central alarm system. The community is one of three Firewise Communities in Collier County. Neighborhood Watch, an award-winning CERT team, a crime prevention seminar, and regular communication keep the residents involved and informed.

DISASTER PREPAREDNESS INITIATIVES

SMALL COMMUNITIES

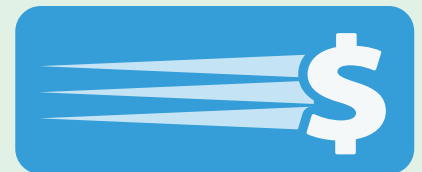
Lakes of Mount Dora, Mount Dora

A new, emergency disaster plan was developed by the Emergency Preparedness Team (EPT) at Lakes of Mount Dora. With the help of local and federal agencies and their Neighborhood Watch members, the community was certified as a "Disaster-Ready Neighborhood." The EPT has had more than six training sessions for residents, participated in training exercises, and coordinated with their Technology and Telecommunications Committee to make information available to residents. Their organization should enable neighbors to sustain the community for three days following a disaster.

LARGE COMMUNITIES

Silverthorn Hernando HOA, Brooksville

Silverthorn's combined Preparedness and Incident Action Plan was updated in 2012 and continues to be revised as needed. The plan follows CERT guidelines, and many committee members are CERT-trained and certified. Exercises and training are conducted each year and include areas such as triage, storm preparation, first aid, communication, etc. Educational seminars, CPR training/certification, and informative articles are provided to the residents. The community has also been designated as a distribution point for medication/supplies in case of a nuclear, biological, or chemical incident.



FINANCIAL

FINANCIAL INNOVATION

SMALL COMMUNITIES

Pines of Delray West, Delray Beach

Cutting costs in every area has been the practice at Pines of Delray West. They have rebid contracts and evaluated when to use contractor or in-house services; pool service was switched to a vendor, while janitorial services were brought in-house. Switching to a new insurance company provided the biggest savings, but other savings were achieved by utilizing e-mail more, reducing gas allowances for employee

transportation, consolidating landscaping services, etc. The association established a Financial Committee with non-board residents to increase transparency.

LARGE COMMUNITIES

Timber Pines Community Association, Spring Hill

Timber Pines has kept their monthly assessment almost level since 2008 by detailed budgeting and scrutinizing operations for all savings. Food and beverage operations have been outsourced, contracts have been renegotiated, one facility position has been eliminated, and geothermal heating and lighting upgrades have reduced energy use. The association foreclosed on several units, but did not find it cost-effective to rent them out; however, the community generates revenue from advertising and some small fees. Financial transparency is a strong, community commitment.

“THE COMEBACK KID”

SMALL COMMUNITIES

Ocean Village Club, St. Augustine

Inadequate financial management, poor maintenance leadership, a loss of community income, and roof replacements without the necessary funds contributed to discontent at Ocean Village Club. The situation was aggravated by inconsistencies caused by later-built buildings having roofs, which were limited common elements. The community took steps to include those roofs as common elements, formed a Strategic Planning Committee and revised reserve funding,

rebid contracts and obtained more satisfactory service, and cut costs in many areas. Communication and transparency have been fundamental to recovering and moving forward.

LARGE COMMUNITIES

The Club at Brickell Bay Condominium Association, Miami

The Club at Brickell Bay suffered from negative publicity due to suspected mortgage fraud and high foreclosure rates in 2007, followed by additional legal, financial, security, and management problems. Starting in 2012, new management has found and organized documents and recreated account ledgers for proper collections. Security has been improved, with identification and pursuit of eviction for unauthorized occupants, removal of unethical employees, and other security measures. Finances have been organized, maintenance issues addressed, and legal claims reduced from 25 down to two.

TRENDSETTER

Bacopa Bay, St. Petersburg

A community association benchmarking program was launched in 2012 by the facilities committee of this 188-unit, mid-rise condominium. Today, 19 area communities representing several thousand units use the information sharing cooperative to develop better recommendations for equipment/materials/practices, and to reduce costs and improve contractor performance. A group offshoot, Bayway

Telecommunications Group, currently represents more than 4,000 units in negotiations with cable companies.

Lakes of Mount Dora, Mount Dora

When the installation of tennis and pickleball courts was delayed at this 391-unit, active adult community, residents took matters into their own hands. Securing permission to re-purpose the flat-test part of a rarely used parking lot near the clubhouse, they created a pickleball oasis affectionately named “Poverty Park.” Donations from a community group that recycles aluminum cans and a resident pool company business owner supplied paint, tape, and equipment to complete the transformation. The community pickleball club plays five days per week and now has 101 members.

Timber Pines Community Association, Spring Hill

The community’s Performing Arts Center was the scene for a full-day identity theft and fraud prevention seminar in 2013 developed by the Community Relations Committee. Presenters from the Department of Homeland Security, the IRS, the U.S. Postal Service, the Florida Attorney General’s office, and other agencies provided information to raise awareness, emphasize red flag warnings, and promote preventive measures. To accommodate community members unable to be present, the program was live-streamed on the internal community TV channel, posted on the website, and transferred to DVD. With an average age in excess of 70 years, Timber Pines residents are in the high-risk population group for illegal schemes with the intent of stealing money and resources. ■