

**Heron Cay Homeowner's
Association**

Mailing Address:

700 Bimini Cay Circle
Vero Beach, FL 32966

www.heroncayhoa.org/

Email: hoa@heroncayhoa.org

HOA Clubhouse Office Hours:

**Tues 6pm-7pm
and**



Heron Cay Clubhouse

Thurs 1:30-2:30 pm

Heron Cay HOA Board

Board of Directors 2023-2024

Kevin Curran, President
kcurran3113@gmail.com

Bonnie McNair, 1st Vice
President
bonmcnair@aol.com

Patricia O'Hara, 2nd Vice
President
pohara1018@gmail.com

Elsie Quintero, Treasurer
Elsieq421@comcast.net

Donnia Trent, Secretary
donniatrent@yahoo.com



Published 10-12-2023



Heron Cay Homeowner's Association

What is the HOA Anyway?

**How will joining the HOA
benefit me as a Homeowner?**

**How Much does It Cost
to Join the HOA?**

**How Can I Help Make My
Community Better?**

*—Join Today —
The HOA puts the community first*

Purpose of the HOA

- **The Heron Cay Homeowners Association, Inc. (HOA) was created in 1985** and is governed by State of Florida law.
- The primary purpose of the HOA is for the educational, cultural, and social advancement of the Heron Cay homeowners, exclusively for pleasure, educational, and other non-profit purposes.
- The HOA has the authority to negotiate with Equity LifeStyles, Inc., (ELS) the park owner on behalf of Heron Cay residents.
- The HOA may institute, maintain, settle or appeal actions or hearings in its name on behalf of homeowners.
- The HOA can contract, sue or be sued with regard to the exercise or non-exercise of its powers.
- The HOA represents the rights of the Heron Cay homeowners in accordance with Florida Statutes, Chapter 723, Mobile Park Lot Tenancies which is administered through the Department of Business Regulations (DPBR).
- The HOA advocates for the homeowner and brings disputes by the homeowners to ELS for resolution. Disputes about homeowner leases, lawn care, and general maintenance are common issues. Advocating for repairs or upgrades needed in the common use areas or for amenities within the mobile home park and/or its facilities is only one way in which the HOA represents homeowners.

Role of the HOA Board

- **The HOA advocates for the rights of the homeowners.**
- The HOA solicits annual membership dues from the homeowners which provide operating funds for the corporation.
- The HOA prepares an annual budget which is voted upon by the membership at the annual meeting.
- The HOA **holds elections each year** to elect up to seven (7) Board members. No one is compensated for their service.
- HOA Board members conduct the business of the corporation to include, funds management and recordkeeping and files tax returns in accordance with Federal, State and county guidelines.
- The HOA recruits volunteers from membership and works with the community to promote social events and activities through committees that fulfill the purpose of the HOA.
- The HOA Board meets monthly and quarterly with local and regional managers of ELS and holds monthly Business meetings

Membership in the HOA

- **Membership in the HOA costs \$25 per household.** Each household can cast one ballot in the annual elections held in February. The membership elects the HOA Board of Directors and authorizes any changes to the bylaws of the corporation.
- **By joining, a member can protect the community's property values** One of the main roles of the HOA is to assure that the park owners preserve the community's property values such as the landscaping, upkeep of the common areas that are used recreationally, and all of the amenities. **Needless to say**, being involved in the HOA gives members more control over these maintenance decisions and therefore, more control over home values.
- **Meeting new neighbors/making new friends** - What better way to meet neighbors and make friends than to get involved in your HOA?
- **You can change rules and/or make new ones** Are you annoyed at some happen-