



Heron Cay Homeowners Association, Inc.

WELCOME TO HERON CAY

Heron Cay is a 55+ community that balances great social and recreational opportunities with the pleasures of a south Florida lifestyle. Our Community has lots of amenities for our homeowners to enjoy. Some of those amenities include a beautiful clubhouse with an exercise room, craft room, card room, library, sauna rooms, and billiard room. The outside amenities include a beautiful swimming pool, tennis courts, shuffle board courts, a putting green, outdoor chess board, fire pit, tiki hut, and more.

Our community is only minutes from the Atlantic coastline. Vero Beach lays claim to a blend of casual elegance and artistic flair, and the gracious small-town charm makes any type of outing worthwhile. You will bask in the warmth of the Florida sunshine and the friendliness of the residents of this resort-style community. Discover the lifestyle you've been waiting for.

Who is Equity Life Style (ELS)?

- Park Owners
- Maintains the grounds and roads, upkeep of clubhouse, and maintains the courts and pool facilities
- Provides homeowners access to the clubhouse via FOBs
- Provides homeowners access to the pool area via gate entry code
- Provides homeowners entry into Heron Cay Community via remote gate clickers and gate entry code

ELS communicate with homeowners regularly by written mail, email, and robo calls. Please contact the ELS Management Office in front of the Community and make sure the office has your contact formation. The office phone number is 885-673-9065.

What is the Heron Cay Homeowner Association (HOA)?

The Heron Cay HOA is the legal representative of all Heron Cay homeowners in keeping with Florida Statutes - Chapter 723. The HOA is represented by 4 to 7 Board Members that are elected by the Heron Cay HOA Membership.

The HOA Acts as a Voice for all Community Members

Heron Cay Community is owned by Equity Life Style Corporation (ELS). The HOA is a strong and important voice of the community to maintain the health and attractiveness of living in the

Heron Cay Community by protecting our rights and maintaining our lifestyle. Some of the HOA's activities include:

- Holding monthly meetings with the ELS Heron Cay Management Team and quarterly meetings with ELS Regional Management to present resident concerns and wishes and to monitor progress.
- Providing input for the annual ELS Capital Budget process for Heron Cay by providing a Wish List.
- Lobbying the government to ensure our collective voice is heard and taken seriously.
- Filing complaints with Florida Department of Business and Professional Regulation (DBPR) on issues where there are specific concerns that ELS is not adequately addressing.
- Keeping community residents informed of changes in legislation that affect communities like Heron Cay and its homeowners.
- Monitoring monthly CPI (Consumer Price Index) and monthly market rate increases, and requiring corrections from ELS Management if warranted.
- Purchasing and providing liability insurance for all sponsored HOA events and activities.

Other Benefits the Heron Cay HOA Provides to the Our Community

- Maintaining the Heron Cay HOA Website (heroncayhoa.org) to keep residents informed of meeting minutes, upcoming events & activities, as well as pictures of those events and activities, and general information.
- Publishing a monthly newsletter updating community residents on issues, and activities & events, and general information.
- Hosting social events such as dances, BBQs, shows, BINGO, Holiday Parties, etc.
- Sponsoring and providing liability insurance for sanctioned sports, health, and other events.
- Offering opportunities for homeowners to connect and meet their neighbors.
- Maintaining a password-protected online resident directory (email, address, and phone #s) that is accessible to HOA members.

How Can a Homeowner Contribute to the Community?

Homeowners in Heron Cay can contribute by joining the HOA. After becoming a member, you might also consider running for election to the Heron Cay HOA Board.

Homeowners can also volunteer to help with activities, attend board meetings, and/or volunteer to service on one of the community Committees. Those Committees are as follows:

Bingo
Budget

Legislative – FMO & NfP
Membership

Bylaws
CERT
Fun 'n Games

Nominating
Welcoming
That' Entertainment

What is Fun 'n Games?

Fun n' Games is the social committee that operates under the umbrella of the Heron Cay Homeowners Association (HOA). In addition to events/activities offered by the HOA, Fun 'n Games offer a myriad of fun events from dances to poker runs. These activities offer the homeowners the opportunity to socialize with their neighbors and to enjoy themselves. Notices of such events/activities are posted on Nextdoor, bulletin boards at the clubhouse and at the show cases at the mail kiosks, and may be announced on robo calls from the Management Office. When a homeowner joins the HOA, they will automatically receive a discount to both HOA events/activities and Fun 'n Games events/activities.

Further information:

HOA Office Location and Mailing Address:

Heron Cay Homeowner Association
Heron Cay Clubhouse
700 Bimini Cay Circle
Vero Beach, FL 32966

Office Hours:

Tuesday: 6:00 -7:00 P.M. and Thursday: 1:00 -2:00 P.M.

Website:

www.heroncayhoa.org

To Join the HOA:

- Visit the HOA Office during open office hours
- The cost of an annual membership per household is \$25.00
- If you are a new homeowner, bring proof of ownership (title, bill of sale, registration, etc)