

Chronology of WLCA Governing Documents Changes

Date	Event
10/23/10	<p>First Neighborhood Network meeting. Discussion that “one size fits all” ARC restrictions do not accommodate diverse neighborhood architectures; and that restrictions on turf, xeriscapes, and native plantings are not mentioned in the code but apparently arbitrarily enforced anyway. Owners want to look good but are tired of “nickel-dime” changes.</p> <p>Also, many neighborhoods feel they do not have a voice in WLCA</p>
1/22/11	Presidents’ Council spent most of the meeting discussing proposed changes to Articles VI, VIII, and IX of the Declarations.
7/30/11	Presidents’ Council identified changes to Article VIII that can be recommended to the WLCA Board, including the collective belief that the WLCA Board should provide oversight to the ARC.
8/27/11	Presidents’ Council began sending surveys to neighborhood presidents asking for feedback on proposed changes to ARC portions of Declarations.
9/24/11	Presidents' Council continued to review the results of the second survey of potential changes to architectural restrictions.
2/23/12	Presidents' Council outlined reasonable ARC restrictions, based on survey results, for sheds, tanks, composting bins, fire pits, permanent grills or ovens, fireplaces, and vehicles.
3/24/12	Presidents' Council continued working on reasonable ARC restrictions based on survey results.
4/26/12	Presidents' Council continued working on reasonable ARC restrictions based on survey results.
5/19/12	Presidents' Council sent email to neighborhood presidents asking for feedback on proposed restrictions.
8/27/12	At the WLCA Board meeting the Neighborhood Council reported that neighborhood presidents are proposing changes to Article VIII and Article IX in the Declarations, and asked the Board to review the recommended changes. No actions were taken.
9/22/12	Presidents' Council changed its name to Neighborhood Council to include more interested owners.
11/10/12	Neighborhood Council noted that Florida Statutes now state that an organization cannot prohibit, or act to prohibit, Florida friendly landscaping.
10/29/13	Dennis Horazak sent an email asking the WLCA Board and ARC Chair to review the slides presented at 8/27/12 Board meeting and share comments by email. Nobody replied.
11/25/13	At the WLCA Board meeting discussion took place regarding changes to Articles 8 & 9 of the Declarations, which were presented to the membership for two years without success. The board, Neighborhood Council, committees, and others planned start working on this project to be presented once again in 2015.

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3/24/14	WLCA Board unanimously approved asking the Neighborhood Council to continue with proposed changes to Article IX and proposed changes to the Prohibited Vehicle definition in the ARC portion of the WLCA Declarations.
4/26/14	Neighborhood Council continued updating Article IX of the WLCA declaration documents. When finished, the drafts will be given to the WLCA Board for review and submission to the members for approval.
7/19/14	Neighborhood Council discussed ARC issues including removal of nuisance trees, fire pits, ARC limits of authority, alternative ARC application processing, and architectural diversity.
3/28/16	At the WLCA Board Meeting the LRPC proposed a new policy identifying the authority and responsibilities of various groups and agencies for ARC-related activities. The motion was tabled until the April meeting to give board members time to review the proposed policy and the report on which it was based.
4/20/16	The LRPC began to identify sections of the governing documents that are no longer relevant, conflict with Florida statutes, or have other issues, and suggest possible resolutions
4/25/16	The WLCA Board, committee chairs, and neighborhood officers began discussing the division of responsibilities for various ARC-related activities, based on a yearlong study by the Long Range Planning Committee.
5/23/16	The WLCA Board, committee chairs, and neighborhood officers continued the line-by-line review of a proposed distribution of responsibilities among WLCA, neighborhoods, homeowners, and Orange County.
6/15/16	The LRPC continued identifying sections of the governing documents that are no longer relevant, conflict with Florida statutes, or have other issues, and suggesting possible resolutions.
6/27/16	The WLCA Board, committee chairs, and neighborhood officers continued reviewing the proposed distribution of responsibilities among WLCA, neighborhoods, homeowners, and Orange County.
6/29/16	The WLCA Board, Neighborhood presidents, and WLCA ARC were asked to review changes to the governing documents proposed by the LRPC and reply by August 31, 2016. Four presidents replied.
7/8/16	Neighborhood Council members were invited to a July 13 meeting to review changes to the governing documents proposed by the LRPC.
7/13/16	The Neighborhood Council discussed proposed changes to the governing documents. Six presidents attended.
7/25/16	The WLCA Board continued discussions of proposed ARC-related responsibilities for monitoring compliance with rules and regulations for homeowner properties, neighborhood common areas, and WLCA common areas.
8/10/16	The LRPC sent the list of proposed to governing document changes to Matt Firestone for review and comment.

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8/22/16	The WLCA Board, after thorough discussions with Ron Davis and other neighborhood presidents, completed the table of ARC-related responsibilities for homeowner properties, neighborhood common areas, and WLCA common areas.
9/21/16	The LRPC continued its review of the governing document issues and suggesting possible resolutions.
10/19/16	The LRPC began reviewing Mr. Firestone's comments to proposed governing document changes. Neighborhood presidents were asked for their opinions about term limits.
11/16/16	The LRPC continued reviewing Mr. Firestone's comments to proposed governing document changes. Neighborhood presidents were only marginally in favor of term limits, well short of the number needed to ensure passage. Term limits will be dropped from further consideration.
1/19/17	The LRPC completed its incorporation of Mr. Firestone's comments to proposed changes. Results were compiled into a list to be sent to neighborhood presidents.
3/29/17	Neighborhood presidents were asked to review changes to the governing documents proposed by the LRPC and reply by June 30, 2017.
4/11/17	Matt Firestone presents ARC issues and answers to Waterford Lakes residents.
4/24/17	At the WLCA Board Meeting Alvin Little outlined his proposal to meet with Neighborhood Representatives to discuss document changes and other approaches with the goal of fostering more interaction and cooperation between WLCA and the neighborhoods.
5/1/17	LRPC drafted a responsibility matrix for processing ARC applications and sent it to Mr. Firestone for review and comment.
5/10/17	Mr. Firestone replied with initial comments on responsibility matrix for processing ARC applications. In cases where two ARCs disagree, the courts tend to favor the more lenient restrictions and the ARC that does the enforcing. More comments will follow.
5/6/17	Proposed changes to the governing documents were re-sent to neighborhood presidents. This mailing included the original text of each affected paragraph under each proposed change.
5/14/17	Proposed changes to the governing documents were re-sent to neighborhood presidents. This mailing included six new proposed changes and moved the original text of each affected paragraph before each proposed change.