

President's Corner



APRIL 25



As promised, we are thrilled to provide you with the latest updates from Gusto Bella Vita as we approach the end of a fantastic season in April. The feedback we have received has been overwhelmingly positive, and we are excited to share some must-know information from myself and the board. Stay tuned for more wonderful updates!

Easter Egg Hunt: - End of Season

In one of our surveys, we asked if the majority of you would be interested in some social gatherings, and the Board of Directors is acting on that feedback. We are pleased to announce our first social event to conclude what has been a very productive and positive season. This board has faced numerous challenges, and criticisms, but our commitment to this community remains steadfast.

We appreciate our community and the residents who live here. We are committed to serving this community the best we can. Many homeowners have shown their support and encouragement, acknowledging the challenges we face and understanding the importance of unity. We have received *significant positive feedback* from the community and thank everyone for recognizing the gradual changes taking place.

The upcoming event on **Saturday, April 19th**, the day before Easter, aims to bring us together as a community. All residents are invited to an Easter egg hunt and pool party for both children and adults.

The festivities will begin at **10:00 AM** and include opportunities for children to take photos with the **Easter Bunny** in the clubhouse. Bagels, cream cheese, coffee, and juices will be provided for everyone.

This event is free of charge for all community members.

Fountains:

We are pleased to inform you that both fountains are now fully operational. One has been repaired and the other completely replaced. This matter was important to many of you, and we appreciate your input and patience during the process. The fountains are now functioning normally, and we hope this improvement enhances your experience at home by providing a peaceful and tranquil environment.

Pavers:

We are inspecting all pavers in the community, especially those on Nighthawk due to the numerous trees in that area and identify needed repairs. If you notice misaligned or damaged pavers near your unit, please take a photograph and submit a work order. Your assistance in reporting these issues is appreciated.

Address Signs:

Thank you to everyone who completed the survey. Based on the positive response, we will continue to involve the community in selecting aspects of cosmetic building replacements, such as address signs, lighting, pool furniture, community cleanup, and more. The Board of Directors has approved the address signs chosen by the community. These signs will be custom made according to the specifications selected and are expected to be installed this summer.

In this Newsletter you can expect:

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Address Signs

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Landscaping and Gutter Maintenance:

Irrigation: Initially, extensive repairs were necessary. Currently, only minor repairs are needed due to the system's age, leading to good turf condition. We will be installing a state-of-the-art software system to make precise adjustments and corrections in specific locations within the community. This will ensure that we are watering the areas that need it while avoiding overwatering in other parts. This control system will significantly improve water consumption and distribution efficiency. Our objective is to achieve pristine grass, and this tool will help us reach that goal.

Turf: Management has encountered issues with under-fertilization and weed growth. Monthly treatments have been successful in controlling weeds and addressing turf concerns. As we approach the rainy season, which is optimal for planting, we plan to apply grass seed throughout the entire community. To ensure comprehensive coverage, please provide photographs of any areas that may require additional grass seed. Any spots where seeding was unsuccessful are guaranteed by Landcare and will be replaced. Please report any issues around your unit through the work order process.

Fertilizer: All shrubs have been fertilized successfully, promoting new growth and preventing infestations and diseases.

Landscaping Improvements: While there is still significant progress to be made, we are pleased to report that our landscaping efforts are progressing in the right direction. The Board of Directors is committed to achieving a level of landscaping excellence that meets the standards we all expect.

Gutter Maintenance: All gutters have been cleaned, largely thanks to community input/suggestions.

Community Website: Completed

Nicholas our Treasurer, generously created a professional website & logo for our community at *absolutely no cost to the owners*. This website, which would have otherwise cost thousands to develop, showcases our community with a level of quality and professionalism that is truly commendable.

I encourage all owners to visit the website and see for themselves the outstanding work Nicholas has done. The website is not only visually appealing but also user-friendly and well-structured. Nicholas's dedication and expertise have provided us with a valuable resource that enhances our community's online presence.

We are immensely grateful for Nicholas's contribution and the positive impact it has had on our community. Be sure to check out the website to appreciate the effort and skill that went into its creation.

Link: [GUSTO BELLA VITA WEBSITE](#)

Communication: *Friendly Reminder*

In-Person or Phone: Samantha (Sam), our Community Association Manager, is available on-site at the clubhouse Monday through Friday from 9am to noon. Sam's Contact Information: T: (239) 261-3440 x160, Email: sehsani@swpropmgmt.com

Official Website: Visit our official website and submit your comments or concerns through the designated section. Link: [GUSTO BELLA VITA WEBSITE](#)

Seacrest Portal / Work Orders: Use the Seacrest portal to put in a work order. This is the correct platform for submitting work orders and ensuring they are addressed promptly. Please understand that while we value your input, posts on Facebook are not monitored by the BOD and will not result in action being taken. For effective communication and resolution of issues, please use the official channels mentioned above or use the portal link included. Link: [Southwest Online Portal for work orders etc.](#)



"We rise by lifting others." - Robert Ingersoll



Towing - Safety & Security:

Safety and security have become front and center in everyone's mind, especially given the current state of affairs across the country. In the past 90 days, we've experienced two back-to-back situations that highlight the importance of addressing these concerns head-on. With that understanding, a dedicated team has been formed to tackle the issues surrounding towing and ensure that we have a reliable safety and security company working for the benefit of our community.

It's important to emphasize that this service is provided entirely *free of charge*. It costs owners *absolutely nothing*. This is a significant benefit, and I ask that you keep this in mind as we work together to manage the complexities of towing and security operations. Positivity will go a long way as we navigate these efforts.

For context, Jordan Security provides patrol services to the community for approximately five hours per week. To put this into perspective, paying for just five hours of security patrols each week would cost the community thousands of dollars annually. Since this service is offered at no cost, it's crucial to set realistic expectations. You won't see security guards positioned at every corner or entryway around the clock.

I want to share some crucial updates and reminders. If you see anything suspicious, please call the security number provided in this newsletter. If you are faced with an emergency, do not hesitate to call 911.

SECURITY:

[For non-emergency situations that require our internal security team's attention, you can reach them at \(239\) 687-4095.](#)

TOWING:

[For towing-related issues, please contact \(239\) 330-1171.](#)

Notable Event: March 23, 2025 - On the evening of March 23, during routine patrol, police activity near the community was brought to Nikki Jordan. After she consulted with an officer, it was confirmed that they were responding to an incident at a nearby motel and conducting a search for a suspect. Out of an abundance of caution, an additional security guard was deployed to assist in keeping the community safe. With the initial security guard and Nikki Jordan, they closely monitored the area from 10:44 PM to 3:36 AM, ensuring safety and calm until the situation was resolved.

Parking Boss - We have observed a significant number of vehicles parked illegally in our lot after hours. As a result, we will be engaging A&Z Towing to randomly station personnel at our clubhouse during the night. Their responsibilities will include overseeing our parking lot and monitoring the pool area. This increased vigilance is expected to generate additional revenues from Parking Boss once these nightly inspections commence.

Building a Stronger Community - Our collaboration with A-To-Z Towing & Recovery and Jordan Security Agency exemplifies our dedication to addressing community issues. Together, we are identifying underlying causes, devising customized action plans, and implementing effective solutions. We will continue to refine this partnership over time to determine optimal presence on-site, while also having GBV's Internal Security Management Company ensure our safety.

Final Thoughts:

As our season concludes, we reflect on the challenges faced, including inflation and rising costs. All of us are experiencing the fluctuations in the economy, where prices are increasing at an exponential rate, making it challenging to keep up with inflation and rising costs. This board is committed to addressing these issues and wants to reassure you that we will endeavor to achieve the following two objectives: firstly, to continuously improve the community, and secondly, to manage our resources effectively.

The board shares your position; if you face *financial pressures*, so do we. Our goal is to implement necessary changes swiftly and efficiently while setting high standards comparable to other communities.

The board has saved several thousand dollars for the community by negotiating with vendors and revamping the website and logo at no cost to residents. Additionally, a private Safety & Security team has been provided, and new marketing materials, including a custom-designed newsletter, have been developed without any expense to the community. Real estate agents have expressed their appreciation for the digital newsletter, which differentiates us from other communities. As progress continues, new marketing materials will be created to highlight GBV, attract potential buyers, and increase property values.

This season, we've made notable progress in community improvements like landscaping, signs, and fountain maintenance, with much more projects to come. Updates on these projects and the insurance claim will be available by late April or early May.

A United Approach to Our Community's Well-Being - Our property values are interconnected, and communication within our community is crucial. While we fully understand the need for self-expression, we respectfully request that concerns be addressed privately before publicly claiming failure without context. Negative comments on social media can deter potential buyers and renters, ultimately affecting property values. If you have any concerns, please communicate directly with the Board of Directors through the Seacrest Portal. This will allow us the opportunity to address your issues professionally. If immediate accommodation is not feasible, we will explain the reasons and, if necessary, allocate the budget accordingly.

Meet and Greet

We welcome you to our Easter Egg Hunt and end-of-season gathering on **Saturday, April 19th, at 10:00 AM**. This event recognizes our unity and collective efforts and signifies the beginning of a new phase in GBV. It is anticipated that this gathering will be followed by many more events aimed at bringing us together.

Look forward to meeting all of you!

Jason Ferrara

Jason Ferrara
President - Gusto Bella Vita

Thank you for reading!

