

VIERA EAST COMMUNITY ASSOCIATION

Dear Homeowner,

The Board has identified a couple of large projects that have necessitated slightly increasing the 2024 assessment to \$190.00 per unit. The association owns portions of walls surrounding the communities of Hammock Lakes, Hammock Trace, Herons' Landing and the Viera East Villages. Sections of these walls are showing signs that deterioration is occurring much faster than anticipated. The association is also responsible for the large pavilion in Clubhouse Park. During the process of obtaining bids to paint the pavilion, it was discovered that areas of the structure, including the roof, are in need of repair and the initial estimate came in at over \$250,000.00.

The Board has approved and overseen a few improvement projects in our parks. In Clubhouse Park, the volleyball courts were renovated to improve drainage and replace the wooden posts with metal. A new drainage system was installed adjacent to the basketball courts to prevent standing water. The board approved volunteers, under the direction of Brevard County's Natural Resource Department, to restore the pond to its native condition and provide education to residents on how to preserve the shoreline behind their homes. Finally, the construction of three new pickleball courts is in the design and permitting phase. In Suseda Park, the slats and top rail of the bridges were cleaned and sealed, a picnic shelter was refurbished, and a new fence was installed on the south end to prevent vehicular access to the open space. Bill Oakley and his team of volunteers continue to improve and maintain the Florida Friendly Butterfly Garden, which is open to all.

All residents are encouraged to register with the association through Fairway Management's website, www.fairwaymgmt.com. By providing your e-mail address, you will be sent notifications of upcoming meetings, events and other important association information. Residents are also encouraged to visit www.vecainc.com to obtain association information.

Again, this year, we have observed an increasing number of estate sales in the community. Please be advised that while estate sales are often performed through a third party, they are subject to the same requirements as a yard or garage sale. If you are planning to hold an estate sale in the coming year, please contact Fairway Management, at (321) 777-7575, for the most current information. Third-party estate sale signs that are improperly posted may be removed and disposed of. And, as a reminder to any resident planning to hold a yard sale, you must use the pre-approved signs that are available at the offices of Fairway Management.

The Association would like to thank Justin Murrell and Michael Scarborough for their recent service. Justin had served for 8 years and Michael for 2. The VECA board of directors for this year are as follows: James McSeveney, President; Bill Macheras, Vice President; Diane Briggs, Secretary; Craig Ryan, Treasurer and Camille Blackburn, Director at Large. Questions or concerns for the board members may be presented in person at any board meeting or may be sent via email to ericbyrd@fairwaymgmt.com.

The next regular meeting of the Viera East Community Association Board of Directors will be held on Tuesday, January 16, 2024, at 5:30 p.m. The meeting will be held at Faith Viera Lutheran Church, 5550 Faith Dr., Viera. All members of Viera East are welcome to attend.

A copy of the 2024 budget is available, at no charge, by visiting www.vecainc.com or by contacting Fairway Management at (321) 777-7575 or ericbyrd@fairwaymgmt.com. The association's annual financial statements will be made available to members, at no charge, by March 1, 2024.

To all – We hope your holidays – however you celebrate – are joyous!

