



Weslyn Park Open Forum Meeting

Recap of Common Questions/Concerns

6/22/2023

1. Any plans on a meeting place and/or venue for the community?

Answer: There isn't a great location at Sunbridge at the moment. As Sunbridge and Weslyn Park continue to be developed, a community building is being considered.

2. Any information on the parkway coming through? Is there a projected timeline?

Answer: For clarity, this response is in regard to Sunbridge Parkway, which will run from SR 528 in Orange County approximately nine miles South to Cyrils Drive and then further south. The first segment of Sunbridge Parkway is under construction and work will continue south as development is complete. There isn't a projected timeline for this road to be completed. With regard to the SR 534 highway, the Central Florida Expressway Authority (CFX) is constructing that road and information can be found [here](#). Cyrils Drive is anticipated to be expanded to four lanes from Narcoossee to Cyrils in the next two years.

3. Any plans for the baby swing at the playground?

Answer: Artemis Lifestyles is in the process of obtaining a quote from Jammin' Playgrounds to add a baby swing to the playground area.

4. Would it be possible to get larger ceiling fans at the pool overhang? The two small fans there currently seem to be more for decoration than function.

Answer: The HOA will investigate the current fans to ensure they are functioning properly. If larger and faster fans are necessary, they can be added to the draft budget for 2024.

5. Anything that we can do about the trash flying around by construction?

Answer: Builders are constantly advised to clean up their worksites. Unfortunately, other residents and outside interests are utilizing builder dumpsters for personal garbage,

furniture, etc., which is not permitted. A Porter from Berman is also collecting up debris in the common areas.

6. Are there plans to expand the amenities beyond just 1 pool, 1 children's play park etc.?

Answer: As the neighborhood continues to grow, there will be more amenities added.

7. Any chance for a second trash can at the pool near the covered area? And recycling bins both at the entrance and exit?

Answer: The HOA will check to see if we can add recycling bins to the community and move the regular trash containers to better locations, if current locations do not benefit the community. Pool Maintenance comes and empties the trash.

8. Can we discuss the concerns with the rental properties? Can we implement something like a 1-year moratorium on renting single family homes or similar?

Answer: In the purchase paperwork with the builder, buyers sign an addendum that states they will not sell or rent their home for the first year. This would be enforced by the developer. The HOA documents advise that the leases can be no less than 12 months, a copy of the lease must be provided to the HOA, and members must pay a lease fee of \$200. The Developer plans to pursue action against owners that are in violation of the agreement signed.

9. Are there plans for a dusk/dawn or motion sensor for the lights at the mail pavilion?

Answer: Yes, it is in the works. These lights will be on a timer.

10. Any news on any other businesses that will be built along with the Publix at the corner of Cyrilis & Narccossee?

Answer: Note that Tavistock is not developing this parcel, but the Publix is currently projected to open in the Summer of '24. The Publix center also includes approximately 10,000 square-feet of retail space. We hope more information will be received towards the end of summer, or early fall.

11. It would be great if trash cans, and dog stations were added on Cyrilis since that place best to walk dogs right now.

Answer: The Sunbridge Stewardship District maintains this area. Their website is <https://sunbridgesd.com/>. Residents may contact them directly or ask the HOA to reach out.

12. Can the mowing at public areas be increased to once a week now that we're in the rainy season?

Answer: Yes, mowing will be done once a week. Cherrylake just took over the common area and townhome landscape maintenance.

13. Are there any plans for a dog park?

Answer: There are no current plans to build a dog park. The existing building plans were approved by Osceola County. The Developer is looking at potential locations for a dog park. Dog parks can be difficult to locate because many owners love the idea of them, but don't want to be close to one.

14. Will there be some lights around the pond? It's very dark for walking dogs at night! Maybe solar lights?

Answer: No, not at this time.

15. Is the pool gate lock dependent on the wi-fi?

Answer: No, it is hardwired in.

16. Any news on cell service in the area?

Answer: Verizon works well in the community. The current cell tower also holds other carriers so it is recommended that residents contact their particular cell phone provider.

17. Who do we reach out to if the streetlights are not working in front of our property?

Answer – OUC- <https://ouc.com/customer-support/outages-and-problems/report-a-streetlight-outage>

18. Can we get a cross walk from across voyager from where the model homes are to cross over to the acorn park side?

Answer: This project is still in the works. There have been a few changes in Osceola County's process which is requiring them to close out certain parts of the project now and open new permits. The crosswalk is part of the new permitting work.

19. With the hurricane season underway here, last year during Hurricane Ian, the only road to access the community (Cyrils Drive) was flooded out. What are the plans for this year? Are we now in a flood plain zone and will the FEMA flood plain maps be updated if so?

Answer: Weslyn Park has been engineered to withstand flooding rains. The homes are not in a FEMA flood plain (as owners would have been required to get additional insurance with their home mortgages). During Hurricane Ian, Weslyn Park did not experience any flooding conditions other than minor and short-lived incidents involving streets. The community is engineered to handle the heavy rain and no dwelling structures were impacted during last year's storm. Cyrils Drive experienced flooding conditions due to a canal structure gate being closed by the Army Corp of Engineers – done to avert flooding downstream. The expansion work on Cyrils Drive should alleviate any future potential flooding on that stretch of road.

20. Can the plants be expanded to add more plants with color?

Answer: The Developer Landscape team is always looking at the current plant list to remove and/or add plants that will work within the sustainability goal of Sunbridge as a whole.