

# 2024 Community Report



## Celebrating Our Community Connections

Live. Work. Play. Connect.



# 2024: Celebrating Our Community Connections



In 2024, the Master Association continued to engage with MetroWest’s stakeholders via a variety of communications platforms, including the new Board Briefs and updated Welcome Packets.

MetroWest Public Safety made numerous connections with businesses, residents and visitors in our community to help achieve the highest quality of life within MetroWest.

And the Master Association supported MetroWest Elementary School and Westpointe Elementary School with a total donation of \$10,000 in 2024.

For the Master Association, our goal is to support, celebrate and elevate the connections between everyone who *lives, works and plays* in MetroWest.





# Communications tools improve community connections

As part of the MetroWest Master Association's ongoing focus on connecting with all aspects of our community, we continued producing our quarterly Connect newsletter in-house, maximizing our outreach to the MetroWest community. MetroWest Connect is mailed directly to MetroWest homes and is also available digitally.



## MetroWest Giving Hearts Supporting Edgewood Children's Ranch: Donate Gift Cards Now Through Dec. 6

MetroWest's annual charity drive to benefit Edgewood Children's Ranch (ECR) has a new name this year: *MetroWest Giving Hearts Supporting Edgewood Children's Ranch*.

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As in previous years, MetroWest Giving Hearts asks for donations of gift cards to help at-risk children and their families—find hope through faith, love and education at Edgewood Ranch.



**Examples of gift cards that would be the most useful include:**

- Visa or MasterCard
- Sam's Club
- Walmart
- Publix
- McDonalds
- Chick-fil-A
- Josie's Pizza
- Marco's Pizza
- Pizza Hut
- Office Depot



**Since 1966, Edgewood Children's Ranch** has helped thousands of at-risk children overcome adversities. Currently, over 86 percent of children in the program come from cost-burdened homes. Your support in any amount helps provide a loving environment where children can learn to thrive and succeed in life, and where families can find healing.

The focus at Edgewood Children's Ranch is to meet the needs of each child regardless of race, religion, ethnic origin, or ability to pay.




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The MWMA Board of Directors instituted a new communications medium this year – Board Briefs, a quarterly publication distributed to HOA and COA board members and management company representatives in our community. The goal is to connect HOAs, COAs and management companies with the Master Association and the many helpful resources we provide to our members. Board Briefs addresses common issues that affect everyone committed to making MetroWest a great place to work and live. Board Briefs also includes an In-Person Board Brief Update where topics outlined in the publication are discussed in greater detail.

In addition, MWMA maintained contact with constituents via platforms such as Constant Contact and Facebook.



Thank you for volunteering to serve on your Board and helping to maintain MetroWest as a great community in which to live. Your dedication and commitment are greatly appreciated by all members of the community.

Welcome to the MetroWest Board Briefs, distributed to HOA and COA board members and management company representatives in our community. Our goal is to connect you with the MetroWest Master Association (MWMA) and the many helpful resources we provide to our members. Through Board Briefs, we aim to address common issues that affect all of us committed to making MetroWest a great place to Live, Work, Play and Connect.

We encourage you to discuss these changes with your Property Manager and your Legal Counsel.

### Legislative Updates

In this extended edition of Board Briefs, we will take an in-depth look at recent state legislation that impacts all types of communities in MetroWest: COA communities, HOA communities, and apartment communities.

The Florida legislature passed far-reaching condo safety legislation in the years following the collapse of the Champlain Towers in Surfside. The goal of this legislation was to prevent another such tragedy by ensuring that adequate reserve funds are collected to maintain and repair condominium communities as they age. The legislation also addresses the need for fiduciary responsibility to be upheld by boards and management companies and increases oversight of boards, including requirements for transparency, conflict of interest disclosure, and criminal penalties for violations.

MetroWest Master Association General Manager Julie Sanchez will highlight what legislative compliance issues boards of directors and management companies need to address.

"Management and boards need to be familiar with all aspects of this recent legislation, as it is far-reaching and specific," Sanchez says. "MWMA invites all our member associations to reach out to us for help navigating these new responsibilities."

All Legislative Updates can be referenced at:  
[www.flstatelicense.gov](http://www.flstatelicense.gov)  
[www.orlando.gov/communityconnections](http://www.orlando.gov/communityconnections)  
 DBPR: [www.myfloridalicense.com](http://www.myfloridalicense.com)

### Legislative Updates: What COA Boards and Management Need to Know

- **Milestone Inspection, Structural Integrity Reserve Study (SIRS)**  
 COAs must have a milestone inspection performed by Dec. 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued (not the date the condominium was created), and every 10 years thereafter. This applies to condominium and cooperative buildings that are three or more stories tall. If the building is within three miles of the coast, the requirements begin when the building is 25 years old. For such condos that reached 30 years of age before July 1, 2022, the initial milestone inspection must take place before Dec. 31, 2024.
- **Condos must also conduct a Structural Integrity Reserve Study (SIRS) every 10 years.** The study must be completed by a Licensed Engineer, Licensed Architect, or Reserve Specialist. This study helps associations plan and allocate funds for future major repairs and replacement of critical elements. Failure to complete a SIRS is considered a breach of the board's fiduciary duty, putting the association and its residents at risk.
- **Within 45 days of receiving the SIRS,** the association must distribute a copy to each unit owner or provide notice that the completed study is available for inspection and copying upon written request.
- **Also, within 45 days after receiving the SIRS,** the association must provide the DBPR with a statement indicating that the study was completed, and that copies were made available to unit owners.
- **Unlike reserves in the past,** the required funding of SIRS components cannot be waived by a vote of the owners.



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# Local schools uplift our community

MetroWest is proud of our high-performing neighborhood schools and their upward momentum for academic success continued in 2024.

The MetroWest Master Association supported MetroWest Elementary School and Westpointe Elementary School with a total donation of \$10,000 in 2024. These funds allow the schools to enhance and enrich the learning experience for teachers and students.



## Our top-rated neighborhood schools are:

- MetroWest Elementary School
- Westpointe Elementary School
- Chain of Lakes Middle School
- Gotha Middle School
- Olympia High School



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# MetroWest welcomed new businesses in 2024

## Many new businesses chose MetroWest in 2024 including:

Okayama Sushi and Hibachi

*Kirkman Equities, 2320 S. Kirkman Rd.*

Cupcabana

*MetroWest Village, 2455 S. Hiawasse Rd.*

Date Un Gusto

*MetroWest Village, 2405 S. Hiawasse Rd.*

Yami Buffet

*MetroWest Village, opening date TBD*

Singh's Jewelers

*MetroWest Village, 2439 S. Hiawasse Rd.*

The Don Barbershop

*2295 S. Hiawasse Rd., Suite 100C*

Legacy Group

*2121 S. Hiawasse Rd., Suite 108*

Sales and occupancy statistics for both residential and commercial properties indicate very little available inventory in our community, a testament to the desirability of living and working in MetroWest.



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# Public Safety partnership benefits MetroWest

MetroWest marked the 11th year of our community partnership with Critical Intervention Services (CIS), a



Critical Intervention Services

Florida-based company that specializes in enhancing public safety. MetroWest Public Safety Officers (PSO) serve as community liaisons, building relationships with community members, businesses, the Orlando Police Department, and other law enforcement officials and entities.



Over the past year, MetroWest PSOs were involved in ongoing community/business contacts within

MetroWest, as the program unifies owners, businesses, managers and residents to promote the highest standards of public safety.

Public Safety also continues to work with individual communities in MetroWest to adopt Crime Prevention Through Environmental Design guidelines.

MetroWest Public Safety envisions sustained success in 2025 and appreciates the support of all our neighbors who strive to ensure the safety of MetroWest residents, businesses and visitors.

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# MetroWest comes together to celebrate special events

Well-executed and popular community events are a tradition in MetroWest that continued in 2024.

The sixth annual **MetroWest MusicWORKS** event on July 3 at MetroWest Golf Club attracted an estimated 10,000 attendees who enjoyed live entertainment from The Flutie Brothers Band, a patriotic skydiving show, and a spectacular 20-minute fireworks show.

National Night Out in October brought MetroWest together to celebrate the relationship between neighbors, Public Safety, and the Orlando Police Department while fostering a true sense of community connection.

The quarterly MetroWest Food Truck Connection continued to offer great food and camaraderie in 2024.

And our annual MetroWest Giving Hearts Supporting Edgewood Children's Ranch raised more than \$7200 for Edgewood Children's Ranch.



## Connect with us!

Like us on Facebook ([www.facebook.com/MetroWestMasterAssociation/](http://www.facebook.com/MetroWestMasterAssociation/)) to ensure that you don't miss any MetroWest community news. Also, our website, [www.metrowestcommunity.com](http://www.metrowestcommunity.com), provides a wide range of timely news and updates about MetroWest, including events, business, community stories and more.

Visit our website





# MetroWest

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