CLUB VILLAS HISTORY

The Club Villas are fee simple townhomes and were the first townhomes built for the resort rental market. Their design was driven by the perceived needs of the resort rental market, and this resulted in a variety of buildings.

The Club Villa HOA was established on December 16, 1988, with the filing of the Declaration for the Association. Building 1 was already in use as a model at that time with unit 1A having been completed and furnished for that purpose. With the filing of the Declaration, the other units could be closed, and the Club Villas were up and running.

As originally envisioned, the Club Villas would be built in three phases, phase 1 along Clubhouse Road as far as Building 20. Phase 2 became River Creek 1 and Phase 3 was to be along King's Trail.

Buildings 7 and 8 were completed and available in April 1989. Buildings 1-7-8 have similar layouts in the living area. Buildings 2-3-4 came next with the upstairs modified to allow for a fourth bedroom. These were followed in short order by buildings 9-10-11 which were similar. All were complete or nearly complete in 1990. These buildings are well known for their spaciousness and the enormous garages they offer under the units.

Next up came Building 6 and 21, except that 21 was already in use across the street, so it was changed to Building 22. Any surveys and filings for the building list it as building 21. These units reflected the growing resort's need for ground-level rentals by adding living space on the ground level while retaining a smaller garage.

Building 5-16-17-19-23 and 24 are all similar and were built from 1992-1994 or so. These units eliminated the garages and offered more ground level options. What happened to the missing building numbers? 12-13-14-15 were to be located between Maples 8 tee box and Clubhouse Road and wrap around the right side of Maples 8. At the time the exact path of the approach to the new high-level bridge over the intracoastal waterway was uncertain. Those units were never built. What happened to building 18? I do not know.

Following the completion of building 24 and the annexation of the property for 25, the association was handed over to the owners with the late Buck Buchan and Nick Priscu being original Board members.

In 2005 the Declaration was amended to have the Association procure property insurance including wind and hail protection. The last change came in 2018 when Sea Trail quit claimed a tract of land between the parking lots for buildings 22-23-24-25 and King's Trail.

Nick Priscu