



The Bridge

Connecting Our Community Through Giving

Issue 1 • Winter 2026

News from Waterman Communities Foundation



Welcome to the first issue of **The Bridge**, Waterman Communities Foundation's newsletter, which was created to keep you informed about the Foundation and give you an "inside look" about the efforts to enhance the lives of residents and employees and shape our community's future.

In this issue, you will find a number of interesting and inspiring topics, including:

- The need for a Foundation
- Endowment and grant programs
- Investment goal and vision
- Employee eligibility for Foundation support

You will also meet a few of our donors and Board members, learn about the recent use of Foundation funds, and discover easy ways that you can give to help achieve the Foundation's mission.

Why Have a Foundation?

By Michael McGuire

The idea of people coming together to help others is at least as old as the Bible and probably older. This concept of "helping" is the idea behind foundations. Foundations reflect a community of members' commitment to pooling resources to achieve its goals. In the case of Waterman Communities Foundation, its Bylaws and Mission specify its purpose – *"to raise funds to enhance the lives and well-being of current and future residents of Waterman Village with needed services; support benevolence; provide Community improvements; and empower employees through education and training."*

So, how is the Waterman Communities Foundation going to meet these goals? Over the almost 40 years since its inception, the Foundation has donated close to \$200,000 to enhance our community. The initiatives it has funded are various and include such things as physical therapist training, dementia training for the Springwater staff, nature trail improvements, Lakeside pool chair lift (shown at right), specialized physical therapy equipment, card room furniture, Chapel chairs, screens and décor, a luncheon for local First Responders who care for us in emergencies and, most recently, two golf carts for our COP volunteers. (See the "Calling All COPs" article on page 6.) This list is not all inclusive, but it provides a pretty good idea of how the Foundation has done meeting its goals.



We can all take pride in our Foundation. We have accomplished these achievements by our collective action and without Waterman Village funding, thus resulting in no impact on our resident fees. As we look ahead, the Foundation is striving to build an endowment to provide funding for the future fulfillment of our community. Your continued support of the Foundation is greatly appreciated and will be critical to our mutual success.

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The Need for an Endowment

By Arvon Byle

An endowment is, in lay terms, a piggy bank. It is a long-term means to store money and allow that money to grow. Let's consider a bit of history.

Back in the early 1990s, several forward-thinking people realized Waterman Village budgets would not have the ability to supply residents with "extras" to fully enhance their lives. It became evident that a non-profit foundation could secure tax-deductible funds from residents and friends to provide some lifestyle enhancements beyond what Waterman Village could afford.

Thus, the Waterman Communities Foundation was founded and legally documented with Articles of Incorporation and appropriate Bylaws. The Foundation began to receive and disburse funds for resident needs on an annual basis. Typically, the Foundation would accumulate and spend about \$10,000 to \$15,000 per year. This strategy of "accumulate and spend donations" on an annual basis worked fine until resident needs and requests exceeded the donations. As Waterman Village has grown, donations have simply not kept up with needs and requests.

This brings us to today. If we as residents could accumulate a large sum of money that is invested and earning interest on a regular basis, the Foundation can plan an annual budget and give back to residents and employees regularly. The Foundation will no longer be dependent on smaller amounts coming in here and there to complete its giving mission.

The Foundation's finances are completely separate from Waterman Village's finances. They are legally independent of each other. Foundation funds can only be disbursed by the Foundation Board of Directors, which is comprised of resident-voting members.

This is what has led to the Foundation's **Community in Action** campaign. We are simply striving to build an endowment that will generate a reliable source of funds to distribute to residents and employees on an annual basis.



Investment Goal and Vision

By Robert Kime

The endowment is administered by a professional Investment Manager. An Investment Committee, led by Robert Kime on our Foundation Board, provides oversight to the Investment Manager to ensure the endowment provides a reliable stream of income to enable sound planning and prioritizing for future expenditures. We want a dependable, perpetual source of spending power for the well-being and enjoyment of our community.

While the goal of the Foundation is raising \$500,000, the Foundation has no intention of spending that kind of money. These funds are like a "savings account," protected for life. Historically, invested funds like this have generated between \$25,000 and \$40,000 per year to benefit residents and employees. It is the earnings that the Foundation would spend.

Some rumors have suggested the \$500,000 is way too large. In terms of "Endowments," though, research shows that \$500,000 is quite small in comparison to most charitable organizations.

Investment Vision



We are not merely a financial instrument, but rather a "Legacy Vehicle" reflecting our commitment to the Waterman Village Community and its residents and employees. Our aim is to empower future generations.

How the Grant Program Works

By Michael McGuire

A grant is money given by our Foundation to support a specific purpose or project. Grants are awarded based on an application. Unlike a loan, a grant does not have to be repaid, but it usually comes with guidelines on how the funds can be used.

At Waterman Village, funds for grants primarily come from the earnings on the Foundation's endowment. Grants for a particular year cannot exceed the earnings, thereby protecting the principal for the life of the Foundation.

There are three principal categories of grants – **designated, general and educational**.

Designated grants originate when a donation is made to the Foundation that can only be used for the purpose specified.

General grants originate from an application by individual residents, or the Foundation Board, for projects benefiting the community.

Educational grants are available to qualified staff applicants to pursue further training or certifications.

The decision to approve or deny grant requests rests solely with the Foundation Board of Directors, all members of whom are fellow residents.

Grants manifest the collective expression of the community's generosity. If you'd like more information on grants, contact a member of the Waterman Communities Foundation board (see page 7).



When Love Becomes a Gift to the Community

Ensuring Her Memory Lives on Through Impact

By Susan Kerr

The strength of our community is built on the lives and stories of those who call it home. One such story is that of Lakeside resident Dr. Donald H. McGee, who has chosen to honor the memory of his wife, Patricia (Pat) Mohrhoff McGee, through a heartfelt gift to the Waterman Communities Foundation. The Foundation is deeply grateful for this meaningful act of remembrance as it not only honors her life but also strengthens our ability to touch the lives of residents in our community for years to come.



Dr. McGee met Pat during their college years at Capital University in Columbus, Ohio. They married the same year they graduated. While Don was in school for four more years after they married, Pat, who had majored in chemistry, worked as a chemist in a large hospital lab. She participated in a

training program for the school system moving from supervisor to director to superintendent for a school district in Carroll, Ohio. Her kindness and caring for others endeared her to staff and students alike.

A number of years after retiring, Dr. McGee and Pat moved to Naples, Florida. They both loved traveling, visiting Germany eight times (Pat was of German descent), Austria, Switzerland, Columbia and the Panama Canal to name a few favorite destinations.

Dr. McGee says, "Pat and I had 57 wonderful years together, and I owe her a debt of gratitude for all her love and support. She was a charming, gracious, kind woman, and we shared a compassion for helping to benefit others. Pat was well-loved and respected by colleagues and friends." They have one son, Todd McGee, of Boston, Massachusetts, and one grandson, Sam.

NAME THAT SPACE!

The Waterman Communities Foundation is deeply grateful for every gift — of any size — made in support of the **Community In Action** campaign, which is working toward a \$500,000 goal. Many residents have chosen to participate by taking advantage of the wide range of naming opportunities available throughout our campus. The Waterman Communities Foundation offers residents the opportunity to name or rename campus buildings, interior spaces, or outdoor common areas in honor of a special person, couple, or even a beloved pet, in recognition of a gift to the Foundation. Let's take a closer look at five spaces that were recently named by residents...

Nature Preserve Supplies Residents With a Beautiful View

Residents at Waterman Village for four-and-a-half years, Joel and Sherry Anderson love their home on Woodbury Avenue. The biggest asset for them, in addition to the home's floor plan, is the wonderful view through their large triple front windows of the Nature Preserve across the street.

"Joel and I have always been wildlife admirers," Sherry says. "During our lanai time in the evenings, we love the sightings we've had of pileated woodpeckers, ibis, egrets, robins, wrens, wild turkeys and even bobcats and coyotes have crossed through the Preserve."

So, Sherry added, "When the Waterman Communities Foundation offered a chance to pay tribute to that Nature Preserve, we jumped on it!"

In homage to the Nature Preserve, Joel and Sherry chose this wording for their plaque, located in front of the Preserve: "This is our beautiful view. It has weathered the storm and will again. But it always survives, changed but beautiful still."

Joel and Sherry lived in Bloomington, Minnesota. They retired in 2006 and moved to the Royal Highlands Community in Leesburg. They enjoyed many years there before moving to Waterman Village in mid-2021.



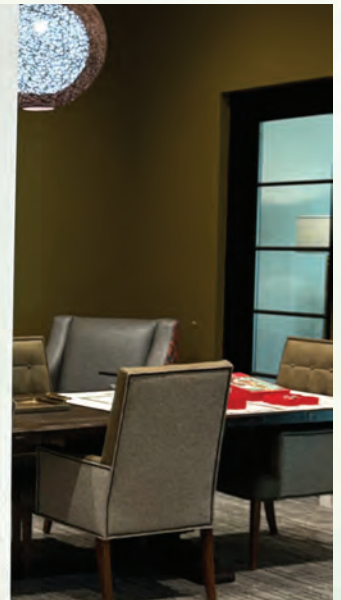
Library and Card Room: Where Common Interests Meet

The Library and the Card Room at the Lodge were named thanks to a generous and thoughtful donation by June Hantula. The plaque outside the Library honors Peg Miniclier, Librarian Extraordinaire. The plaque at the Card Room honors "Those Who Love a Good Game of Poker." The Foundation is grateful for these donations that recognize the importance of gathering spaces for shared interests.

Lakeside Reading Room Provides Quiet Refuge

Many afternoons before 4:00 pm, you may find Dr. Donald McGee sitting in one of his favorite spots – the Reading Room in the Lakeside Grand. “The Reading Room is special to me”, says Dr. McGee. “I like the ambiance of the room and enjoy relaxing there before going into Savor or the Sports Bar for dinner.”

So, it’s no surprise when Dr. McGee learned of the Foundation’s Naming Opportunities program that he wanted to make a donation to name the Reading Room. A plaque in his honor appears on the wall outside the room.



Dr. McGee moved to Waterman Village in October 2022, and resides in the Lakeside community. Prior to coming here, Dr. McGee had his own Psychiatric practice in Ohio in the late 1950s, and when he retired, he

continued working part-time for the practice’s new owners for the next 20 years. Don and his wife moved to Naples, Florida in 1999 and traveled the world extensively for many years.



Lakeside Pool Sitting Area Nurtures Connection

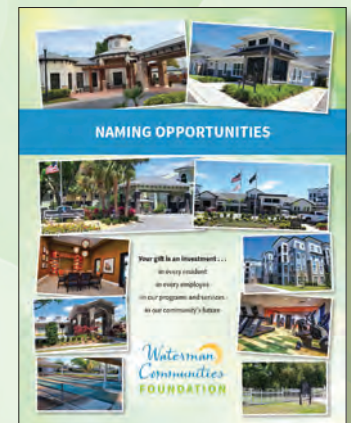
The sitting area at the Lakeside pool was named by Ray and Kathy Isenburg in honor of all their friends.

Friendship is at the heart of our vibrant community. It’s found in shared conversations, quiet moments together, laughter by the pool, and the comfort of knowing you are surrounded by people who care. These everyday connections create a sense of belonging and remind us that community is built through generosity, kindness, and support for one another.

Ready to Name That Space?

We invite others to consider honoring what matters most to them by making a meaningful donation to name a space that brings people together and strengthens our community.

If you are interested in naming a building, a room within a building or an outside space, check out the information in the Naming Opportunities booklets available in the Reading Room at Lakeside and at the Oaks Concierge Desk — or scan the QR code with your smart phone or tablet’s camera and follow the prompts to view it online!





Foundation Support for Employees

By Arvon Byle

Who among us hasn't formed strong bonds with many of Waterman Village's employees? We all seem to enjoy learning about their lives, their goals and aspirations. Over time, employees have become a "second family" to residents. So, it's a natural inclination to want to assist them in any way we can. Currently, the only means available are contributing to the Employee Appreciation Fund or filling out WOW cards for superior work.

These overtures are meaningful and show gratitude, but do they have a long-term impact on employees' lives? The Foundation wants to produce lasting and life-changing improvements — such as helping them aspire to more career-wise, assisting them to move forward with family issues, helping them complete an education upgrade or encouraging them to strive for a work-related promotion.

During the past two years, the Foundation has undertaken an initiative to broaden its mission of benefiting residents to include employees as well. Employees are the "lifeblood" of our community. Whether we see them every day or they work behind the scenes, our employees serve us well and help make our lives easier and more enjoyable.

Many communities, like Waterman Village, provide substantial incentives through their Foundations for employees to seek work on their respective campuses. Human Resources doesn't have to search for employees; instead, employees are lining up to pursue work because of the educational opportunities made available by the Foundation funds.

This past year, generous donors funded the Foundation's first attempt to offer a class for employees to learn to speak and read the English language (photo above). This pilot class garnered a lot of student enthusiasm and was a big success. We hope to offer a second class in 2026.

Please consider making a donation to assist the Foundation in addressing this critical issue. We welcome your involvement and help in creating an atmosphere of true employee appreciation.

Calling All COPs!

By Larry Senn

The Waterman Communities Foundation recently approved the use of donations to purchase two refurbished golf carts for the Citizens on Patrol (COP for short). This organization is comprised of 14 resident volunteers led by Les Morganstein. The COP volunteers had been using two golf carts which frequently broke down and clearly had outlived their usefulness. The unreliability of the carts had also led to a declining number of volunteers.

The new golf carts are bright yellow with a flashing yellow light on top. Be on the lookout for COP volunteers in their new carts as they patrol the campus during lunch and into the late afternoon, looking for residents who may need assistance, responding to resident requests and helping with traffic as needed. These wonderful volunteers lend a hand, too, in the security/guard houses when requested.

The Foundation is pleased to be able to equip our COP volunteers with dependable transportation to enable them to continue supporting our community. The golf carts are currently being properly outfitted with the help of the Mount Dora Police Department. We anticipate their delivery very soon.



Meet Your Foundation Board

The Foundation Board is comprised of eleven members. Pastor Fred Boone is the Waterman Village liaison to the Board and serves in an advisory, non-voting capacity. Following are highlights about three current Board members.



Arvon D. Byle, PhD is the President of the Foundation Board and also serves as Chairman of the Foundation's Fundraising Committee. Arv retired from Western Michigan University where, for 35 years, he served as Professor and Department Chair of the Paper & Chemical Engineering Department. This position involved constant fundraising to supply laboratory equipment and full-tuition student scholarships. With his wife, Sally, of 63 years, they have spent much of their retirement years engaged in world sailing and playing pickleball. Arv and Sally moved to Lakeside in 2022. They maintain a home in northern Michigan where they enjoy spending time in the summer months. You can reach Arv at (813) 767-4821 or arvsalbyle@gmail.com.



Harmon Massey is the Foundation Board's Vice President and a member of the Fundraising Committee. Harmon was a Vietnam-era pilot, took a break from the service to attend law school and then returned to the Air Force as a staff judge advocate and military judge. He retired after 28 years of service. For 9 years Harmon was an assistant state attorney/prosecutor in Florida. He is a 10-year resident of Mount Dora, where he served four years on the City Council and two years as Chairman of the Planning and Zoning Commission. Most recently Harmon sat on the Lake Cares Food Pantry Board of Directors. Harmon and his wife Lyn have been residents of Lakeside for three years. You can contact Harmon at (850) 291-2198 or hmassey7925@yahoo.com.



Alayne Lacy is our Foundation Board Treasurer and is responsible for keeping the Foundation's books. She moved to Lakeside in 2022 and feels blessed to be a part of the Waterman Village community. Alayne has served on several committees as a resident advocate and was recently Chairman of the Resident Council. She has been a member of the Waterman Communities Foundation for three years and looks forward to continuing to work hard to help the Foundation become a viable asset to all residents in the community. Alayne can be reached at (217) 433-1260 or edalaynelacy@gmail.com.

Additional Board Members Include ...

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Stay tuned for highlights on our other Board members in future newsletters.

Waterman
Communities
FOUNDATION

Flexible Ways to Give – Today and Tomorrow

Giving to an endowment is a “Life Time Legacy,” knowing your funds are at work forever and helping those that are closest to you. Your donation is also tax deductible under our IRS 501(c)(3) tax-exempt organization status. Here are several easy ways to donate:

Life Lease Refund Fee

Allocating all or a portion of your life lease refund will help the Foundation meet the needs of current and future residents.

Required Minimum Distribution (RMD)

Contributing all or a portion of your RMD can lower your annual income and reduce your tax liability. Make a one-time donation or donate every year.

Gift of Securities

Contributing long-term appreciated securities provides a two-fold income tax benefit. You will have a charitable deduction for the current fair market value and no tax on the appreciation.

Will Bequests

Including a charitable bequest to the Foundation in your will establishes your legacy and continues the “good works” of the Foundation well into the future.

Scheduled Billing

Having your account billed monthly, quarterly or yearly, with an amount prearranged through Waterman’s Accounting Office, is a simple method for donating on a recurring basis.

Cash Donations

Gifting cash is greatly appreciated. Make your check payable to Waterman Communities Foundation with Endowment on the memo line. Or, consider electronic funds transfer for ease and efficiency.

Memorials and Honorariums

Taking advantage of the “Naming Opportunities” program is a memorable way to contribute to the endowment to honor a beloved family member or “furry friend.” (See pages 4 and 5 for examples of recent naming gifts.)

Please consult your accountant regarding any tax benefits.

We Want to Hear From You!

What do you want your Waterman Communities Foundation to do for you? Please share your thoughts and ideas with us so we can plan a path forward for enhancing your lives and those of our employees.

Please contact us at (352) 383-0051, ext 514, or email us at watermancommunitiesfoundation@watermanvillage.com.



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Waterman Communities Foundation is a qualified 501(c)(3) tax-exempt organization.