

WINDSOR



2150 GLEANMARE LANE

SEE PAGE 2 FOR DETAILS

IN THIS ISSUE

Featured Property Listing	2	Q&A with Clemens Schaub	4	Charity Polo Cup Update.....	6
Architectural Design Award	3	Whitechapel Gallery at Windsor	6	Farmer's Market Grows.....	7

WELCOME

I hope you are enjoying some pleasant fall weather and looking forward to the upcoming holiday season. At Windsor, we are thrilled to see the return of our Members and their families, and to be welcoming new additions to the Windsor team. I am very pleased to announce that Robert Gallagher has joined Windsor as the Club's general manager. Robert's more than 25 years of club management experience comes from positions at some of the country's finest private clubs. See page 7 for a brief introduction to Robert.

We are just weeks away from Windsor's first exhibition of our curatorial partnership with the Whitechapel Gallery of London. We are truly honored to be the temporary home to a collection of works by renowned Brazilian artist Beatriz Milhazes. The Gallery at Windsor is open to the public by appointment for individual or group tours and we hope many can experience the exhibition during its three-month run. Details on scheduling a tour can be found on page 6.

Plans for our charity polo cup are off to a very good start with some of the sport's most notable players signed up to play in the inaugural event. Support from sponsors has also been extremely positive. See page 6 for an update on the event.

Enjoy this edition of Windsor Properties and do check our website at www.windsorflorida.com for complete details on real estate opportunities at Windsor.

Best wishes for the season.

Betsy Hanley

Elizabeth C. Hanley, licensed real estate broker
President, Windsor Real Estate, Inc.



2150 GLEANMARE LANE

BEDROOMS	4
BATHROOMS	5 FULL, 1 HALF
SQUARE FOOTAGE	5,868
LOT SIZE	11,880
TYPE	SOUTH VILLAGE
ARCHITECT	RUSTEM KUPI
BUILDER	WISSEL CONSTRUCTION

Located on an exceptional South Village corner, this home enjoys lake, waterfall and fairway views of the 4th hole and 5th tee. The entry pavilion's lily pond introduces a water theme that unfolds with a loggia beside the swimming pool. Private landscaped courtyards flank the great room, with high ceilings and fireplace. A family room adjoins the professional-grade kitchen equipped with Wolf range, Sub-Zero refrigerator and two Asko dishwashers. An expansive butler's pantry features a full-height wine refrigerator and stainless steel countertop. The formal dining room connects to a handsome library with a terrace overlooking the picturesque 70-foot-wide cascade. The ground level is finished with French limestone and ipe wood floors, Venetian plaster wall surfaces and rich mahogany cabinetry. The carriage house contains a guest suite with kitchenette and porch overlooking the lake and fairways. Below, a ground floor loggia with summer kitchen and half bath is convenient to the pool courtyard. Old Chicago brick and soft tabby shell add texture to walkways and terraces. Offered for \$4,500,000.

WINDSOR SOUTH VILLAGE HOME WINS ARCHITECTURAL DESIGN AWARD



Clemens Bruns Schaub Architect & Associates in Vero Beach recently received a prestigious award for the design of a home in Windsor's South Village.

The architecture firm was honored with the Florida/Caribbean Design Award, Merit of Excellence for its unique architectural interpretation of the Caribbean-style home.



Each year, the American Institute of Architects hands out the award to regional firms that have enhanced architecture around the world with their design and support of the profession.

"We are thrilled to congratulate Clemens Bruns Schaub on their award," says Luis Van Cotthem, vice president of planning at Windsor. "They continue to design beautiful and thoughtful homes that adhere to the Windsor code and perfectly integrate into the village."

Completed in 2008, the five-bedroom residence contrasts the use of historically proven tropical architectural cues with modern detailing to reflect the family's youth and attitude.

The panel of judges was impressed with the meaningful design that takes advantage of the unique Florida setting by making an effort to reverse the outdoor/indoor proportions. The environmental connection

to air, light, sound and smell is maximized while energy use is at a minimum. In fact, one half of the home under roof is not air-conditioned. This was accomplished by eliminating hallways and indoor stairs while leaving the entire downstairs – living room, dining room, pavilion and family room – open to the outside.

The judges commented on how well the interior and exterior merge with a contemporary, though careful, design.

"Although much of the interior detail is modern, it was nice to see that The Florida Association of the American Institute of Architects recognized the only building that was traditionally based among a large group of modern submittals," says architect Clemens Schaub. "Windsor continues to stand out in the design world."

A video of the home can be found at www.aiafla.org/Design-Awards_Current-Winners.cfm

Surrounded by panoramic views of lush green fairways, shimmering lakes and



quiet parks, Windsor's Golf Estates are nestled amidst towering live oaks in the serene South Village. The homesites in this private golf course neighborhood, which stretches along the 4th through the 7th fairways, offers residents a bucolic rural feeling, without being far from Windsor's Village Centre.

Each of Windsor's five Golf Estates' builders has commissioned two floorplans, which are paired with a unique exterior elevation for a more visually pleasing landscape.

Buyers can choose a home plan from the collection of limited edition designs by award-winning architects. Opting for an existing, approved design can reduce typical custom home construction time by nearly half.

The new plans are suited to various homesites in the South Village and are pre-priced for ease of planning. Pricing for these new Golf Estates plans starts at mid \$2 million.



Q&A WITH CLEMENS SCHAUB



Architect Clemens Schaub believes homes should be as individual as the homeowners. He doesn't repeat home designs or replicate historical period architecture.

"I believe strongly that houses should be representative of the client," Schaub says. "I think of them as portraits. They should look, feel and reflect the owners and that's what we try to do with each house."

Schaub designed one of the first three houses built at Windsor, and throughout the years he's designed many other homes as well as the Windsor Clubhouse, and he worked with interior designer Rod Mickley on the elegant Weston Guest House (pictured below) in the Village Centre.

Schaub, who studied at Tulane University in New Orleans, says that his firm is known for specializing in tropical architecture.

And he says, "Windsor celebrates tropical living. It has allowed me to re-discover and develop an architecture that blurs the lines between indoors and out and that shows that historically based architecture can be modern and relevant."

When Schaub began to design in Windsor, he says, "I felt like I had died and gone to heaven."

The Vero Beach firm also is known for working within – and yet pushing the boundaries of – Windsor's strict architectural code.

"You actually have two clients," Schaub says. "You have your client and you try to give them a house suited to them, and then you have Windsor."

Schaub says he enjoys the challenge.

"It becomes quite fun," he says. "The code is strong and ...you're trying to push the boundaries in little ways. For your home to be successful so much is in the details. How you design a gate or front door can have a huge impact.

Working in Windsor is like living in a great old neighborhood, Schaub says.

"The architecture has to be respectful of this, to maintain its integrity, yet (be) fresh to be meaningful today," he says. "The code guides and protects this process."

Schaub recently talked with us about Windsor, his award-winning work, and what has influenced his designs:

Question: You recently won a design award for a home at Windsor. What was the design goal?

Answer: Windsor has always celebrated outdoor living and entertaining. Initially, I believe, it was a European influence. This home celebrates that history while relating it to a young family's modern lifestyle. We were fortunate to have the Brunnstroms as clients.

Q: How did you become involved in the Windsor project?

A: I have been working at Windsor from its beginnings. Our first project for Windsor was testing its very new code. There has always been a great design energy at Windsor. I think the Brunnstroms felt this energy and gravitated toward Windsor from a myriad of tropical choices. They had the perfect sensibilities to make this house special.

Q: Where has your work taken you?

A: I did my growing up in the Caribbean. My architectural education was mostly influenced by my father-in-law, Tom (H.T.C.) Davis, in Puerto Rico. While there, we worked in Barbados, St Lucia and the Cayman Islands. My current work remains

focused on the tropics: Palm Beach, Naples, the Florida Keys and the Bahamas.

Q: You've said your father-in-law, who is an architect and professor of architecture, was your mentor and guide. Tell us about that.

A: It was my time with Tom in San Juan that taught me the most. While there, I worked on restoration projects in Old San Juan. We measured these ancient buildings, searching Spanish archives and produced full scale details for the most demanding and thorough historic districts in the northern hemisphere. Through him I have learned that creating good architecture demands passion and persistence. Tom and I continue to work together. His deft freehand drafting style has become a trademark of our Windsor schematic presentations. His passion for architecture and Windsor are evident in his participation in Windsor's Architectural Review Committee. I feel blessed to be a part of his family.

Q: How is Windsor different from other communities?

A: There is no place like Windsor. At least I haven't found anything that compares in my travels and practice. It's all about high expectations, passion and persistence. This describes the Westons, the code and the Architectural Review Committee. It is the only place I know that celebrates history and innovation simultaneously. It is the only place where the residents are as passionate as the designers. The result is an authenticity and "sense of community" that I have not found anywhere else. It is totally unique.



10590 ETON WAY

6 BEDROOMS, 6 FULL AND 4 HALF BATHS

This architecturally distinguished oceanfront estate makes an ideal retreat with its tranquil private courtyard, covered loggias, open balconies, and living areas that are set above palmetto-clad dunes, offering marvelous views of sea and sky. The elegant living room with fireplace, wet bar and vaulted ceilings offers views across the infinity-edge pool to the ocean. A spacious oceanfront master suite occupies the entire east side of the third floor. His-and-hers baths and separate dressing rooms with finely crafted built-ins flank a room-sized loggia overlooking the sea. Designed for entertaining, this home includes a spacious kitchen, an outdoor living porch and two guest suites with balconies that offer delightful views of the ocean and sunset. The home also has a large gym, a staff office area with a high-tech systems control room, a garage for two cars and two golf carts, and another single car garage set near the street. Offered for \$11,200,000.



3485 NORTH SAVANNAH PLACE

4 BEDROOMS, 5 FULL AND 1 HALF BATHS

Every room in this elegantly relaxed residence expands into private outdoor living areas with breathtaking golf and lake views. An airy sophisticated living room with fireplace is at the home's center. Also on the ground floor are a private office and a spacious guest suite. The superbly conceived kitchen features a center island, full-height marble backsplash, premium appliances, and adjoins a handsome bar and a custom wine room. A gracious family room connects on two sides to the loggia and pool courtyard. On the second floor, the stairway and elevator open to a wide hall that leads to two bedrooms, each with bathroom. A library with a large living porch with fireplace separates the master suite from the other bedrooms. French doors, windows and a skylight create a bright and airy feel within her bathroom, which features custom cabinetry, a separate water closet and a freestanding pedestal tub. Offered for \$5,895,000.

3320 WINDSOR BOULEVARD

5 BEDROOMS, 5 FULL AND 1 HALF BATHS

This gracious residence on an oversized corner lot combines fresh, contemporary sensibilities with classical design. The main entry, through an elegant foyer, stretches into a gallery overlooking the sunny pool courtyard. In the formal living room, with a white-painted beamed ceiling, the traditional mantel compliments the fireplace's dark stone surround, for a fresh, modern feeling. A kitchen with breakfast niche and spacious sitting room are united by an inverted-hip ceiling with tongue-in-groove paneling. The sitting room opens up to the courtyard through a broad loggia with wood-burning fireplace. The L-shaped ground floor also includes a powder room, a guest bedroom and bath, and a handsome wood-paneled study. On the second floor, the master suite is spacious and bright with views of both the private courtyard and the village's tree-lined boulevard. Above the two-car garage is a private guest suite finished with the same sense of sophistication and contemporary design. Offered for \$3,400,000.



WHITECHAPEL AT WINDSOR EXHIBITION OPEN FOR PUBLIC TOURS

The Gallery at Windsor houses a fine collection of important works from the George Weston Collection and has been the site of exhibitions by leading contemporary artists such as Christo and Jeanne-Claude, Peter Doig, Alex Katz and Ed Ruscha.

Founded in 2002, this independent art space is part of Windsor's Cultural Art Programme, which encourages Windsor Members to enjoy a variety of arts-related events including painting and photography classes, as well as guest lecturers and art tours.

The Gallery also is open to the public by appointment, with no admission fee, and the staff can organize tours, luncheons or teas for visiting groups or individuals.

"We are thrilled to be able to welcome visitors to tour The Gallery and upcoming exhibitions and invite them to stay for a light lunch or tea at our Clubhouse with its spectacular golf course views," says Jane Smalley, Windsor's marketing manager. "Our goal is for Gallery visitors' experience at Windsor to be the most pleasurable."

Each year for the next three years, London's Whitechapel Gallery will curate a solo show of an important artist at the Gallery at Windsor, beginning with the exuberant artworks of Brazilian artist Beatriz Milhazes. The series will coincide with the Miami Basel art fair.

"This three-year partnership will feature artists at different stages in their careers," says Whitechapel's director Iwona Blazwick. "One show will be of a rising star; one of a modern master; and one of a canonical figure who is influential today. I'm looking forward to finding the perfect artists to follow on from Beatriz."

The displays are sponsored by Windsor's founders, Galen and Hilary Weston.

Blazwick says, "We can see Beatriz as the inheritor of artists such as Matisse and Sonia Delaunay, as well as the Brazilian Tropicalia movement. The different forms of her work will be enhanced by the fantastic light of The Gallery at Windsor and the beautiful landscape surrounding it."

Milhazes' artworks will be on display from December 3 until the end of February 2012.

Gallery hours are 9 AM to 5 PM Monday through Friday and 10 AM to 5 PM on weekends. Special arrangements outside these hours can be made with advance notice. Contact The Gallery at 772 388 4071 or galleries@windsorflorida.com.



L-R clockwise: John Walsh, Host of *America's Most Wanted*; Max Secunda, Polo Player; Fritz Spitzmiller, Board Chair - The Humane Society of Vero Beach & Indian River County; Mike Mersky, Head of School - St. Edward's School

CHARITY POLO CUP UPDATE

Salvatore Ferragamo and John Walsh will be among the top international players and celebrities featured in the upcoming Charity Polo Cup at Windsor, which will benefit three deserving charitable organizations.

Ferragamo is the grandson of the renowned Italian shoe designer Salvatore Ferragamo and head of the family's Il Borro Winery and luxury hotel in Tuscany. Walsh is host of the television show *America's Most Wanted*.

Walsh, along with the Honourable Hilary Weston, Windsor co-founder and resident, are the honorary co-chairs of this exciting charity match being held at Windsor's breathtaking polo field, where attendees can enjoy an elegant tented field-side champagne luncheon or a picnic in the festive tailgating area. A best tailgate competition with prizes is planned.

This glamorous charity event – which is a departure from the usual gala dinner and auction – offers wonderful sponsorship opportunities. Event sponsors will enjoy a variety of benefits as well as excellent exposure and their contributions will directly benefit the event charities.

Proceeds from The Charity Polo Cup at Windsor will benefit Walsh's charity, The National Center for Missing & Exploited Children, as well as the Humane Society of Vero Beach & Indian River County, and Saint Edward's School Financial Aid Fund.

The National Center for Missing & Exploited Children, which was created in 1984, has assisted law enforcement with missing child cases and reports of child sexual exploitation.

The Humane Society of Vero Beach & Indian River County has been taking in more than 6,000 animals each year since opening its doors in 1953. It is the only open admission shelter in the county and no animal of any species is ever turned away.

Founded in 1965, Saint Edward's School is a coeducational, pre-kindergarten through grade twelve, college preparatory school, committed to national excellence with an emphasis on developing solid character traits.

The world-class polo event will be held on February 18. For updates, check the website, www.charitypolocupatwindsor.com. For more information, email info@charitypolocupatwindsor.com.



Figo (Fig), 2006
Hiromi handmade Kozo triple thick
187 x 120 cm (70 x 47in)
© The artist and Durham Press, Pennsylvania

FARMER'S MARKET CONTINUES TO GROW



The Windsor Farmer's Market is lively and enticing with beautiful heads of fresh lettuces, herbs, tomatoes, cucumbers, peppers and citrus as well as fresh seafood, vegetable juices, cheeses, pasta and breads.

"We created a farmer's market as a 'green venture' and to encourage our Members to become vested in the local area and its purveyors," says Melanie Atkins, who started the Windsor Farmer's market. "The Windsor Farmer's Market grew out of our timid venture of a pony-drawn vegetable cart. Little did we realize the hunger for local produce and products."

Located at the Village Centre, the Market is open from 3 PM to 5 PM Wednesdays from Thanksgiving through May.

"The Windsor Farmers' Market has become the talk of the town – within and outside the gates," says Atkins, who manages the Weston Guest House. "Our market this year will be expanding as requests from vendors keep coming in for a spot to showcase their wares. Our own chefs want to begin utilizing

the Market to try out their new recipes and offerings."

The market gives Windsor Members access to locally grown and prepared foods, and also allows them the opportunity to meet Indian River County's local business people, farmers and artisans.

Fresh, local produce is at the heart of the thriving market but Members also can buy prepared dishes ready to pop into the oven and serve, as well as gift items such as soy candles, goat milk soap and handpainted silk art.

And when there's no time to browse, Members can call ahead for an order that will be waiting for them to pick up on market day.

"We have a repeating theme here," Atkins says. "Our members enjoy each other's company. They like all of the opportunities Windsor provides for them to mingle casually. The Farmer's Market is just such an opportunity."

WINDSOR ANNOUNCES NEW GENERAL MANAGER



Robert Gallagher has accepted an invitation to join Windsor and has taken up his new role as The Windsor Club's general manager.

"Hilary and I are delighted," says Windsor founder W. Galen Weston. "Robert's leadership skills, wealth of experience and character are a great fit with The Windsor Club and its team."

Gallagher, who has more than 25 years of club management experience, has served as general manager at two distinguished New York establishments: The Maidstone Club in East Hampton and the Piping Rock Club in Locust Valley. Most recently, he was general manager and chief operating officer at the Jupiter Island Club in Hobe Sound.

"I thank Mr. and Mrs. Weston for the opportunity to serve as Windsor's general manager, and I look forward to working with the Windsor Staff and Members this season," says Gallagher.

Gallagher is a graduate of the University of Rhode Island and an active member of the Club Managers Association of America.

Weston says, "Robert's background and service orientation will allow us to continue to deliver a world-class experience at Windsor."

BE IN THE KNOW

Windsor's recently redesigned website continues to attract new people from all corners of the world who are interested in club membership, real estate opportunities and special events taking place at Windsor. Sign up for our new email updates and be the first to know when Windsor has a new listing, price change, home sale or other important announcement. Visit windsorflorida.com/news and click on the signup link from the right side of the page and register to have regular updates sent directly to your email address.





10540 FIFE AVENUE

4 BEDROOMS, 3 FULL AND 1 HALF BATHS

Nestled between two beautiful green spaces, this home's well conceived plan takes complete advantage of its setting. The attention to detail is evident upon entering, where fine millwork, honed Limestone flooring, and a Chippendale-style stair rail add elegance to the ground floor. Here, the inviting garden room and well appointed master suite open onto a lush, private pool courtyard. Living and entertaining spaces are located on the upper level capturing stunning views. Wide oak floors, tall ceilings, and multiple sets of French doors enhance the bright and airy feel throughout. From the entry hall an elevator provides convenient access to the professional-grade kitchen. With its superb views and thoughtful design, this exceptional residence enjoys all the benefits of its unique location. Offered for \$2,195,000.



10145 ST AUGUSTINE AVE

4 BEDROOMS, 4 FULL AND 1 HALF BATHS

Versatility is the defining element of this gracious South Village residence. The ground floor area is nearly doubled by an expansive covered loggia. An archway marks the transition from the kitchen into the family room with its beamed ceilings and French doors. The kitchen features cabinetry inspired by Shaker and Caribbean styles and rich hardwood floors. Upstairs, a bedroom and bath suite with walk-in closet spans one side, while the master suite occupies the rest of the second level. The master bedroom's tray ceiling is finished with painted tongue-in-groove panels. French doors join it to a room-sized loggia with retractable screens offering spectacular views. A breezeway leads from the main house through the auto court to a two-car garage with a two-bedroom, two-bath guest suite above complete with sitting room and kitchenette. Offered for \$2,195,000.



10575 KENT COURT

4 BEDROOMS, 4 FULL AND 1 HALF BATHS

This Rowhouse overlooks the croquet lawn and south polo fields, affording long views and morning light. The entry foyer leads to a gracious hall where a wet bar conveniently serves the adjacent living and family rooms. A series of French doors in the living room, dining room and kitchen open onto the pool courtyard with refreshing lap pool. The family room is flooded with natural light and features a fireplace and built-in shelving. Separate stairways rising from opposite ends of the living room serve an additional guest bedroom suite and the master suite. The master suite, with comfortable space for a sitting area, features a large walk-in closet and a generously proportioned master bath. This home also features a carriage house with two separate guest suites. Offered for \$1,795,000.

3315 OAT LANE

5 BEDROOMS, 5 FULL AND 1 HALF BATHS

Off a charming, narrow lane, the entrance of this classic Windsor home leads into an impressive two-story stair hall with its immediate view of the pool courtyard. The adjacent living room also opens to the pool courtyard, and pocketing double doors lead to a private study. Rich Brazilian Walnut floors are used throughout the home's living areas. The first floor also features an oversized laundry room with stone floors and a large center island. Upstairs, the second floor family room is a loft-like space with French doors opening to the front and rear of the home. The luxurious master bedroom suite encompasses the entire east wing. Also included is a two-bedroom carriage house. The interiors of this fresh and contemporary home were designed by leading architect and designer, S. Russell Groves. Offered furnished for \$2,850,000.



PROPERTIES

WINDSOR