

New homeowners in Hendry County say they were misled about community amenities

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[Anchor: Taylor Petras](#)

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Residents of Liberty Shores came to WINK Listens in Labelle for help after they couldn't get answers from their builder.

Brand new homes with waterfront views right along the Caloosahatchee drew first-time homebuyers Brad MacDonald and JaQuy Brantley to put down roots in Liberty Shores.

MacDonald said the community amenities were a major factor in their decision to build.

"A lot of the reasons why we moved in were their selling points," MacDonald said.

Two years later, they say some of those selling points still don't exist. Brantley said they were promised specific features from the developer, LGI Homes.

"The hook, where they got us, was that they said that they were going to have a park and a boat ramp," Brantley said.

Today, there's no boat ramp and no playground. Residents are left wondering where their \$150-a-month HOA fees are going.

The HOA is currently run by LGI Homes. The [Florida HOA Act](#) requires the developer to operate the association in new communities as construction continues. The statute says developers keep control of an HOA until 90% of homes are sold. It's then [turned over](#) to the residents.

Mark Wagner, an attorney with The Law Office of Jursinski & Murphy, said the law is intended to ensure the neighborhood and its amenities are maintained.

"If nobody was maintaining them, then there would be a significant expense that would be passed on to the residents when turnover occurs."

Brantley questioned whether the amenities were ever truly planned.

"I don't even know if they really had it in the works to do it," Brantley said. "It's kind of like we got schemed."

Pictures from homeowners show stakes once in the ground with the words "boat ramp" written on them. Those markers are now gone.

WINK News discovered a 2025 TRIM notice on the Hendry County Property Appraiser's website. The document shows a piece of land labeled as "TRACT F - BOAT RAMP."

But a closer look at the community's HOA documents shows that the amenities shown in plans or marketing materials are not guaranteed and may be changed or removed by the developer.

Wagner said that amenities not being developed or maintained are not uncommon, especially while builders still control the HOA.

"Let's say the development process is taking a matter of years, and perhaps the developer doesn't want to spend money to maintain some of these things, and they think that they can just, I guess, transfer that obligation onto the residents when they meet that turnover," Wagner said.

Homeowners say they've had other issues, too.

"We have had contractors in our house, from move-in day, from roofing, plumbing, septic, flooring, mold, drywall," MacDonald said. "One of the toilets in our master bathroom in our master bedroom has been redone three times because the toilet wasn't set properly."

WINK News contacted LGI Homes multiple times for comment. After three phone calls and four emails went unanswered, WINK News went to their sales office. An LGI employee said she couldn't answer questions but would pass along information to the construction manager. WINK News never heard back.

Homeowners say they just want answers and what they thought they were promised. Brantley, a disabled veteran, said the experience has been particularly disappointing.

"So the VA literally helped purchase my home for me, being a disabled veteran, and I've had nothing but bad experiences," Brantley said.

Now, Liberty Shores residents have started a petition to take control of their HOA sooner.

Provided below is the Liberty Shores Term Notice.

2025 TRIM Notice

**DO NOT PAY
THIS IS NOT A BILL**

Hendry County Taxing Authorities
PO Box 1760
LaBelle, FL 33975-1760

NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM
ASSESSMENTS HENDRY COUNTY TAXING AUTHORITIES

Tax Code: 75

Site Address:
2865 CR 78 LABELLE, FL 33935

Prop ID: 60279

LIBERTY SHORES MINI HOME COMMUNITY HOMEOWNERS AS
5523 W CYPRESS ST STE 102
TAMPA, FL 33607

Geo ID: 1 28 43 12 100 000F-001.0

Legal Description of Property:
LIBERTY SHORES TRACT F BOAT
RAMP

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR (2024) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2024)		CURRENT (2025) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGES MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County								
Bd of County Comm - County	0	6.8022	0.00	0	6.6104	0.00	6.8022	0.00
School								
School State Law S - School	0	2.9990	0.00	0	2.9275	0.00	3.0980	0.00
School Local Bd L - School	0	2.2480	0.00	0	2.1944	0.00	2.2480	0.00
Water Management District								
So Florida Water - WMD	0	0.0948	0.00	0	0.0889	0.00	0.0948	0.00
So Fl Ever Constr - ECP	0	0.0327	0.00	0	0.0306	0.00	0.0327	0.00
So Florida Water Okeechobee Basin	0	0.1026	0.00	0	0.0961	0.00	0.1026	0.00
Independent Special District								
H C Hospital Auth - County	0	3.2900	0.00	0	3.1898	0.00	3.2900	0.00
H C Hosp Debt Svc - County	0	0.2500	0.00	0	0.2800	0.00	0.2800	0.00
TOTAL AD VALOREM PROPERTY TAXES			0.00			0.00		0.00
TOTAL AD VALOREM PROPERTY TAXES			0.00			0.00		0.00
TOTAL NON-AD VALOREM PROPERTY TAXES			10.00			10.00		10.00
TOTAL TAXES			10.00			10.00		10.00

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2024)	0	0	0
CURRENT YEAR (2025)	0	0	0

Applied Assessment Reductions	Applies To	Prior Value (2024)	Current Value (2025)
Save Our Homes	All Taxes	0	0
10% Cap on Non-Homestead	Non-School Taxes	0	0
Agricultural Classification	All Taxes	0	0
Other	All Taxes	0	0

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected above, contact your county Property Appraiser at 863-675-5270 - 25 E Hickpochee Ave LaBelle FL 33935 or P O Box 1840 LaBelle FL 33975.

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for an adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser and must be filed on or before **September 12, 2025**.

Exemptions	Applies To	Prior Value (2024)	Current Value (2025)
Homestead Exemption	All Taxes	0	0
Additional Homestead Exemption	Non-School Taxes	0	0
Senior Homestead Exemption	County Taxes	0	0
Other Exemptions	All Taxes	0	0
Other Exemptions	County Taxes	0	0