

**ORANGE BLOSSOM GARDENS**

**PROPERTY OWNERS'  
ASSOCIATION, INC.**

THERE ARE NO STRANGERS HERE ONLY FRIENDS WE HAVEN'T MET.

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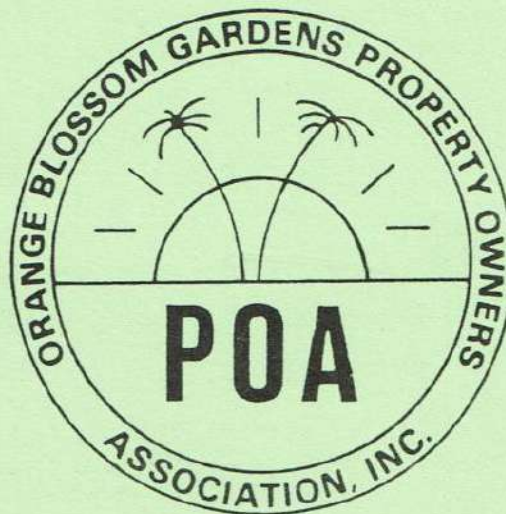
# **BULLETIN**

**AUGUST 1988**

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**ORGANIZED 1975**



A MEMBER OF THE FEDERATION OF  
MOBILE HOME OWNERS OF FLORIDA, INC.

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TO: ALL NEW RESIDENTS. WELCOME!

We think you will find Orange Blossom Gardens is the best possible place to live in all of Florida!

In addition to becoming a neighbor and friend, we hope you will soon join the ranks of the membership of the **ORANGE BLOSSOM GARDENS PROPERTY OWNERS' ASSOCIATION, INC.** Our membership, as of July 17, 1988, numbers 1,950 and is growing steadily.

We are a duly-chartered, non-profit organization incorporated on November 20, 1975, with the following objectives:

(1) to preserve the mobile home sub-division lifestyle we have chosen; (2) to assist the developer, whenever and where-ever possible, in establishing a community that will benefit both the developer and the residents; and (3) to protect the rights and privileges granted us by Florida Statutes under the provisions of Chapter 723, The Mobile Home Act.

Our association is a member of the FMO (Federation of Mobile Home Owners of Florida, Inc.), which is a 25-year-old state-wide, non-profit organization dedi-cated solely to the mobile home population.

The FMO is composed of a group of nearly a quarter of a million individual mobile home owners like yourself. FMO re-presentatives work:

(a) to influence city and county deci-sions affecting mobile home residents, (b) to lobby in Tallahassee to improve state-wide legislative protections; and (c) to provide special services and programs for the benefit of its members.

(continued on inside back cover)



ORANGE BLOSSOM GARDENS  
PROPERTY OWNERS' ASSOCIATION, INC.

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OFFICERS:

President	ARTHUR W. SMITH	753-3586
Vice President	EVA HAWKINS	753-4838
Treasurer	ROBERT HASEL	753-3162
Secretaries:		

Recording	MARIE NEAL	753-1862
Corresponding	RITA CHAPMAN	753-0074

LIAISON COMMITTEE:

Unit 1	ARNOLD TREMPER	753-3681
Unit 2	KITTY MANN	753-0174
Unit 3	GLEN SWINDLER	753-4635
Unit 4	SILVIO GRANDE	753-1581
Unit 5	CALVIN SODEN	753-2674
Unit 6	BILL PODVIN	753-1267
Unit 7	WILLIAM RENTZ	753-2424
Unit 8	DOROTHY DeCOSMO	753-2054
Unit 9	DALLAS BEAMAN	753-5373
Unit 10	HUGH FREIMARK	753-5798
Unit 11		
Unit 12		
Unit 13		

Sergeant-at-Arms	DAN McGRAW	753-2284
Chaplain	ARTHUR J. ZAHN	753-2951

COMMITTEE CHAIRMEN:

Blood Bank	CAROL ETHERTON	753-1859
Sunshine	RUTH VLAUN	753-3083

(Report sickness or hospitalizations  
to Mrs. Vlaun.)

Editor	JEAN TUTTLE	753-3610
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## MESSAGE FROM THE PRESIDENT

The editor of our bulletin was accosted recently by telephone by a resident (a P.O.A. member and a C.I.C. member) who took exception to our announcement concerning the re-arrangement of the bulletin board space in which we referred to the C.I.C. as "management appointed."

When challenged, the caller - a resident of only seven months - admitted having no knowledge regarding the creation of the C.I.C.; but he conceded if some current members were appointed by management, they would be retiring soon due to a new one-year-term provision.

To those of us who have resided in O.B.G. longer than the caller, it is known that management initiated creation of and appointment to the C.I.C. However, the P.O.A. condones the role established for the council as a most useful means by which residents can offer suggestions to management for desired changes and improvements in our facilities.

The caller advised the current procedure for appointment to the council is for a resident to submit his/her name for consideration. If the applicant passes two screenings, he/she is appointed by his/her peers.

He then proceeded to accuse the P.O.A. of being "the cause of friction with management," and stated "there would be no problems if the P.O.A. would follow procedures."

We believe we have made it abundantly - - and redundantly - - clear we wish only to work with management for the benefit of all concerned. We were not organized to cause problems but to help solve problems when and if management defaults on its obligations to residents.

The P.O.A. has no quarrel with management as long as they fulfill their statutory obligations to prospective buyers and property owners. When appropriate, we advise residents



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to follow procedures established by management for the handling of complaints. The only written information on this subject is provided in our bulletin, and it is repeated periodically for the benefit of new residents.

Some newer residents must be confused by the fact they have been informed by representatives of management that there is no property owners' association in O.B.G. and, further, by public statement disavowing our existence.

The truth of the matter is the P.O.A. is alive and well and has a "relationship" with management. We have conferred together a number of times over the years to resolve complaints of property owners. It is our hope and intent that such a format for amiable solutions of grievances might continue in the future.

In light of the caller's comments, we feel this would be an excellent time to address the basic differences in the roles of the P.O.A. and the C.I.C.

The Community Improvement Council has been referred to as the "pipeline to management" and described as the method by which residents can "present problems and suggestions to management."

Let us reiterate by stating we find no fault with the premise that the function of the C.I.C. is to present suggestions for improvements to management. We feel the council is the ideal and logical vehicle for calling management's attention to minor problems.

We also realize there is a need for a "buffer" group as management could not possibly contend with individually presented suggestions at the present population level - - let alone the projected one.

Before creation of the council, P.O.A. officers and its liaison committee members were often approached to handle the very situations now being channeled through the

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MESSAGE FROM THE PRESIDENT (continued)

C.I.C. While the P.O.A. has met with success in offering recommendations to management for improvements and innovations in the past, we gladly relinquish this role to the council.

However, we must take issue with the term "sole governing body representing the residents." By this designation for the C.I.C., management is refuting the provisions of Chapter 723, Florida Statutes, which states the property owners' association shall be "the representative of the mobile home owners in all matters relating to this chapter."

It must be pointed out at this time that if any sort of dispute between management and property owners occurs, the C.I.C. could not intervene in behalf of property owners due to a conflict of interest since they are supported by management. In fact, they are an arm of management!

It is conceivable that, within the lifetime of most of our residents, the day may come when the P.O.A. might have to take a stand in opposition to management as the true representative of its members. And therein lies the difference!!

Now that we have clarified the matter of representation, permit us to delve into the subject of "governing body." Only the legislature can create a governing body and it has done so by providing for the Division of Florida Land Sales, Condominiums and Mobile Homes under the Department of Business.

The division has been granted the power and duty to enforce and ensure compliance with the provisions of Chapter 723 and rules promulgated pursuant thereto.

Among the rights and privileges granted property owners' associations by Chapter 723 is the right to challenge increases in fees, reductions in services and changes of



rules and regulations.

If an agreement cannot be reached between the association and management, the P.O.A. can submit a request for mediation or arbitration to the division.

If the parties involved do not agree to the result of mediation/arbitration, either party may elect to take the matter to court.

At this point, the P.O.A. (as a member) can make a request for legal assistance to the FMO (Federation of Mobile Home Owners of Florida, Inc.). If the request is approved and the case accepted, the FMO provides up to \$10,000 in matching funds for attorney's fees, court costs, fees for expert witnesses and any other expenses involved in the litigation.

All of the above has been provided for your information. It is to be hoped that complaints will never have to be settled by either mediation/arbitration or lawsuit.

Be assured the P.O.A. and management are interested in the same thing - - - the continuing development of the best and most beautiful retirement community in Florida!

We have no interest in diminishing the acclaim accorded management for evident accomplishments. Our interest is in representing our membership in a partnership with management to achieve our common goal!

*Arthur W. Smith*  
President

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"There is a destiny that makes us brothers.  
None goes his way alone.  
All that we send into the lives of others  
Comes back into our own."

- Author Unknown

## A WORD OF CAUTION!

There are venomous insects in Florida!

There are several things you need to know:

- a) the types of venoms,
- b) varying allergic reactions,
- c) what to do if stung, and
- d) how to prevent stings.

We recommend that you contact the Florida Cooperative Extension Service at 343-4101 and request a copy of their Circular 448 - "Stinging or Venomous Insects and Related Pests."

Also, if you come in contact with a snake, you may need to describe it to identify it or take it in for identification (if you can capture it safely).

Most of you would recognize a rattlesnake, but how many of you would know a coral snake if you saw one? The other two snakes to be concerned about are the water moccasin and the copperhead.

So you might also want to request a circular entitled "Florida Venomous Reptiles" which will provide the information you need for identification of snakes.

Please be aware that there are far more beneficial insects and snakes than there are of the venomous kind. You should know which is which to avoid destroying a "good guy."

Almost everyone has an allergy to something. In Florida, some plant or tree is pollinating most of the time. Depending on the degree of your allergic reaction, do not hesitate to seek medical help.

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There is another kind of "reptile" in Florida. The unscrupulous person who victimizes retirees with golden investment schemes.

Please keep in mind: "if it seems too good to be true, it probably is!"





## DIETING UNDER STRESS



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This diet is designed to help you cope with the stress that builds up during the day.

Breakfast - 1/2 grapefruit, 1 slice dry whole wheat toast, 8 oz. skim milk

Lunch - 4 oz lean broiled chicken breast, 1 cup steamed spinach, 1 cup herb tea, 1 Oreo cookie

Mid-afternoon Snack - rest of the Oreos, 2 pints Rocky Road ice cream, 1 jar Hot Fudge sauce, nuts, cherries, whipped cream

Dinner - 2 loaves garlic bread with cheese, large sausage, mushroom and cheese pizza, 3 Milky Way candy bars.

Late Evening News - entire frozen cheesecake

### DIET RULES

1. If you eat something and no one sees you eat it, it has no calories.
2. If you drink a diet soda with a candy bar, the calories in the candy bar are canceled out by the diet soda.
3. When you eat with someone else, calories don't count if you don't eat more than they do.
4. Food used for medicinal purposes never count, such as hot chocolate, brandy, toast and Sara Lee Cheesecake.
5. If you fatten up everyone else around you, then you look thinner.
6. Movie related foods do not have additional calories because they are part of the entertainment package.
7. Cookie pieces contain no calories. The breaking process causes calorie leakage.
8. Things licked off knives and spoons have no calories if you are preparing a meal.
9. Food of the same color have the same number of calories. e.g. spinach and pistachio ice cream.

### NEW MEMBERS

The following persons have joined the Orange Blossom Gardens Property Owners' Association, Inc. between June 14th. and July 17th.

<u>Name(s)</u>	<u>Unit</u>
Ms. Pauline Amig	3
M/M Lewis Cass	5
M/M Louis Domingo	3
M/M Roy Dunfield	7
M/M George Ecker	3
Ms. Catherine Ekstrom	11
M/M Henry Hawley	3
M/M Michael Kolenich	10
Ms. Frances D. Munday	9
M/M George Nicholson	8
M/M W. C. Norman	5
M/M W. C. Pensinger	10
M/M Gilbert Ratliff	10
M/M Lyle Roof	8
Mr. Earl Smith	6
M/M John Telechowski	5
M/M W. O. Waro	5
M/M Herbert Weaver	3
M/M Glyn Williams	5

The total number of P.O.A. members to date is 1950.

(Correcting: M/M Harris Detlefsen as new members listed in the July bulletin.

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The P.O.A. takes great pleasure in announcing the forthcoming marriage of Mrs. Dorothy DeCosmo and Kenneth Smith, Major, U.S. Army Retired.

The wedding will take place in the new St. Timothy's Catholic Mission on August 13th.

Our best wishes and congratulations!



TO ALL NEW RESIDENTS - continued.

Of particular interest to us all is the special program whereby - if needed - our association can apply for financial and legal assistance in the event of disputes with the developer resulting from violation of our statutory rights.

With the combined efforts of our association and the developer (management), residents and management will derive mutual benefit in our community's continual development.

MEMBERSHIP in the property owners' association (P.O.A.) is open to all O.B.G. property owners who wish to join.

Information regarding membership dues can be found on the outside back cover, together with the membership form.

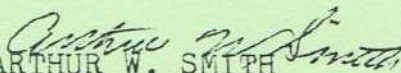
P.O.A. MEETINGS are open to all residents except the annual meeting in November when officers are nominated and elected by members.

Meetings are held in the O.B.G. Club House on the second Tuesday of each month from September through May. (In any month in which an election is to be held, the meeting will be re-scheduled for the third Tuesday of that month.)

Speakers are invited to present topics of interest to the membership following the business portion of the meeting.

A social hour is held after the meetings and refreshments are available.

We hope to meet you at our next regularly scheduled meeting.

  
ARTHUR W. SMITH  
President

P.O.A. MEMBERSHIP AND DUES

All property owners are cordially invited to join the Orange Blossom Gardens Property Owners' Association, Inc.

Membership dues are only \$6.00 per calendar year for each household! Dues for those joining throughout the year will be prorated at 50¢ per month. Renewals will be due January 1st of each year thereafter.

Please send a check or cash to:

ROBERT HASEL, TREASURER  
6-859 Ann Avenue

Remittance can also be made to any officer listed in the bulletin.

A membership card will be issued upon receipt of dues.

Please complete the following form and include it with your payment.

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MEMBERSHIP FORM  
(please print)

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Telephone 753-\_\_\_\_\_ Unit Number \_\_\_\_\_

I hereby consent to membership in the Orange Blossom Gardens Property Owners' Association, Inc.

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_ New

\_\_\_\_\_ Renewal