

ORANGE BLOSSOM GARDENS

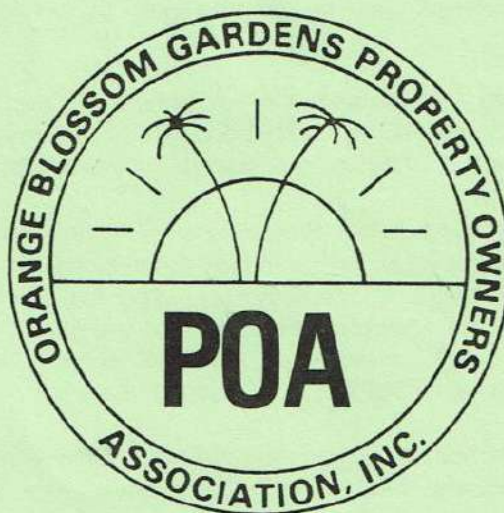
PROPERTY OWNERS'
ASSOCIATION, INC.

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

BULLETIN

DECEMBER 1988

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 September 17, 1988 numbers 2,012 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 subdivision lifestyle we have chosen; (2) to assist the developer, whenever and wherever 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** (the Federation of Mobile Home Owners of Florida, Inc.), which is a 25-year-old statewide non-profit organization dedicated 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. Their representatives work:

(a) to influence decisions of city and county government agencies with regard to proposals affecting mobile home residents; (b) to lobby in Tallahassee to improve statewide legislative programs; and (c) to provide special services and programs for the benefit of its members.

Of particular interest to us all is their special program whereby - - if needed - - our association can apply for financial and legal

(PLEASE TURN TO INSIDE BACK COVER)

ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.

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	(volunteer needed)	
Unit 5	(volunteer needed)	
Unit 6	BILL PODVIN	753-1267
Unit 7	WILLIAM RENTZ	753-2424
Unit 8	¹⁹⁶⁸ #olly. MARY LOSKE	753-5242
Unit 9	DALLAS BEAMAN	753-5373
Unit 10	OK GEORGE LOUNSBURY	753-7221
Unit 11	OK CAYE EKSTROM	753-3113
Unit 12	645 LEO SCHLATER	753-7545
Unit 13	Rainbow DOROTHY D. SMITH	753-2054

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

Standing Committees:

Blood Bank	CAROL ETHERTON	753-1859
Sunshine	RUTH VLAUN	753-3083
(Report sickness or hospitalizations to Mrs. Vlaun)		
Editor	JEAN TUTTLE	753-3610

"BEWARE OF MISREPRESENTATIONS
BY THE PROPERTY OWNERS ASSOCIATION"

That's the way a letter begins which apparently is being sent to all new property owners in Orange Blossom Gardens. A letter which is signed by O.B.G. President Harold S. Schwartz.

The purpose of the letter is three-fold:

1) to suggest new residents might "be mislead into paying your dues to join an organization that you perceive to be something it is not;"

2) to promote the role of the C.I.C. (Community Improvement Council) over that of the P.O.A. (**ORANGE BLOSSOM GARDENS PROPERTY OWNERS' ASSOCIATION, INC.**); and

3) to proclaim the P.O.A. is an organization which management refuses to recognize as a representative of O.B.G. residents and from which it refuses to accept suggestions and demands.

"Misrepresentations" is a pretty strong word! Having chosen to use it, we wonder why Mr. Schwartz did not elaborate - - or **fabricate** - - what he meant by it!

What has the P.O.A. misrepresented? What do residents perceive us to be that we are not?

We are, as Mr. Schwartz well knows, a duly-chartered organization incorporated under the laws of the State of Florida, and we have been since 1975.

Our main interests are to preserve our retirement lifestyle, to assist the developer in establishing a community beneficial to all, and to protect the rights of property owners which are guaranteed under the provisions of Chapter 723.

The officers and the executive board of the P.O.A. make every effort to keep abreast of current events throughout the country which might indicate a precedent for the loss of amenities and services provided by developers.

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"Beware of Misrepresentations....." - continued.

Through their monthly bulletin, the P.O.A. tries to keep all residents - - not just P.O.A. members - - informed regarding procedures to be followed in the handling of complaints.

With the exception of the November meeting when officers are nominated and elected by members, all P.O.A. meetings are open to all residents - - members and non-members alike.

For many years, Florida was a prime example of developers who defaulted on promises and responsibilities to property owners. When the Florida legislature enacted **The Mobile Home Act** (Chapter 723) in 1984, it was the first of its kind in the country.

More and more chartered, incorporated property owner associations are being formed in Florida. Property owner associations are a way of life in this day and age. Many of our residents have moved here from communities where such associations have actively protected their interests.

There was a time when the P.O.A. and O.B.G. management had a workable relationship. Their present refusal to recognize us stems from an unfortunate disagreement which occurred three or four years ago. Since that time, the P.O.A. has made every effort to re-affirm our desire to cooperate with management in all matters of mutual interests.

Instead, management established the C.I.C. and has extolled its many accomplishments, giving them credit for numerous improvements and changes which were initiated by the P.O.A.

For the record, the P.O.A. has always approved of the establishment of the C.I.C. as an intermediary of management. They are the logical group to handle complaints of cosmetic nature, or of suggestions for the need for additional stop signs, etc.

(please turn to the following page)

However, when there is a **need for arbitration** of a dispute with management, you will have to turn to the P.O.A., the Federation of Mobile Home Owners, Inc. (of which the P.O.A. is a member), or to the Bureau of Motor Vehicles.

Why? Because going to the C.I.C. is the same thing as going to management!

For Mr. Schwartz - - by innuendo or otherwise - - to try to influence new residents against joining the P.O.A. not only is a violation of the intent of Chapter 723, but it also is an insult to persons who wish to exercise their **right to freedom of choice!**

Don't allow yourselves to be intimidated! The Orange Blossom Gardens Property Owners' Association, Inc. is over 2,200 members strong and growing stronger each day! And - - as Mr. Schwartz pointed out - - our dues are only \$6.00 per year per household!

Arthur W. Smith
ARTHUR W. SMITH
President

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NOVEMBER P.O.A. MEETING

At its annual meeting to nominate and elect officers for the coming year, the present officers were unanimously returned to office.

A few changes were made in the liaison committee members, a list of which can be found on the first page.

Volunteers are needed for units four and five as Silvio Grande and Calvin Soden, having served a number of years, did not seek re-election.

Mrs. Florence Hunter, Senate President-elect of the Silver-Haired Legislature (and one of the P.O.A.'s favorite speakers), spoke on two subjects of interest.

1) **The People's Law School.** Mrs. Hunter stated the eight-week series was established to acquaint the general public with the laws of the State of Florida.

The two-hour sessions were held on Tuesday afternoons in the Fine Arts Building at the Lake-Sumter Community College at a cost of \$2.00 for the entire series.

Judges, Prosecuting Attorneys, Public Defenders, and Attorneys with specialized practices were the invited speakers. Each session was devoted to a different area of law.

The response to the series has been so remarkable that **another series is planned for January, February and March;** and Mrs. Hunter wanted the residents of O.B.G. to be made aware of the opportunity to attend next year's sessions. The series will be held in another location to be announced later.

2) **The Medicare Catastrophic Coverage Act of 1988.** Mrs. Hunter questions the alleged benefits of the new law. While acknowledging the need for expanded Medicare coverage, she feels the law already is in need of changes if it is to accomplish the intended protection from spiraling medical costs.

She concurs with the concept that the law was meant to benefit the poor elderly the most; but she fears doctors will begin to refuse to treat this segment of our society with **genocide** being the end result!

She concluded by strongly urging retirees to learn all they can about the new law; and, further, to write their Congressmen to express their concern and dissatisfaction with the program.

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The December 13th P.O.A. meeting will be devoted to further discussion of this important subject.

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AARP has a number of publications available and you can call the Medicare **Hot Line** to ask specific questions. The number is **1-800-888-1998.**

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DECEMBER DATES TO REMEMBER

- 4 - Hanukkah
 - 8 - P.O.A. Executive Board Meeting
 - 13 - P.O.A. Monthly Meeting
 - 25 - Christmas
 - 26 - Boxing Day (Canada)
 - 31 - New Year's Eve
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REMINDERS

1) **1989 P.O.A. DUES.** All renewals are due on January 1st.

New residents may wish to join in December and pay the annual dues for 1989 at the same time. This can be done for a total of \$6.50. (See outside back cover.)

2) The **P.O.A. ANNUAL INSTALLATION DINNER DANCE** will be held in the Recreation Club House on the **10th of January** from 6:00 p.m. 'til ____.

Anyone wanting tickets may contact **Eva Hawkins**, P.O.A. Vice-President, at **753-4838**.

Admission is \$8.50 per person. Since **only 300** tickets are available, you will want to buy yours soon.

The **sit-down dinner** is being catered by **L.R.M.C.** and music for dancing will be provided by the **Blue Notes**.

NOTE: Any ticket holders who have to cancel at the 11th hour may turn their tickets in for possible re-sale.

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DECEMBER P.O.A. MEETING

The December meeting of the P.O.A. will be held in the O.B.G. Recreation Club House at 7:30 p.m. on the 13th.

The meeting will be devoted to discussion of the **Medicare Catastrophic Coverage Act of 1988** which goes into effect January 1, 1989.

Alfred P. Smith, Manager of the local Medicare Claims Office, and Glenn Little, agent for the Old Southern Life Insurance Company, will address both the Medicare and the supplemental insurance facets of this important subject.

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P.O.A. EXECUTIVE BOARD MEETING

The executive board will meet at the home of P.O.A. President Arthur W. Smith at 215 Maple on Thursday, December 8th at 10:00 a.m.

All officers and liaison committee members are requested to attend.

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WE ARE PLEASED TO ANNOUNCE

1) A record number of 2,787 voters braved the long wait - - and several trips - - to vote in the General Election on November 8th! It is very gratifying, once again, to see O.B.G. residents taking their voting privilege seriously!

2) A record number of residents also donated blood on November 7th. O.B.G. donors (75) topped the number of donors at other locations in Lake County.

Our Chairman of the Blood Bank Committee needs volunteers to assist at the next drive; and she wanted to point out that it is now acceptable for persons 65 or older to be donors.

NEW MEMBERS

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The following residents have joined the Orange Blossom Gardens Property Owners' Association, Inc., between October 11th and November 14th, bringing the total number of P.O.A. members to 2,210.

<u>Names</u>	<u>Unit</u>
M/M Dominic Accettullo	2
M/M William Barrymore	8
M/M Floyd Boelter	7
Ms. Hazel Cable	1
M/M Bill Cooner	8
M/M David Czerkies	12
M/M Wilfred Denome	3
M/M Nicholas DiBenedetto	8
M/M Frank Ferrentino	9
Mr. Edwin Fitch	8
Ms. B. Gould - Ms. W. Wilburn	7
M/M Blair Gingrich	7
M/M Millard Hodges	10
M/M Bernard Hodson	11
M/M Arthur Hood	12
M/M W. Howe	10
M/M Albert Hunt	6
Ms. Martha Kinter	8
M/M Fritz Lepak	4
M/M Eugene Mazurak	7
M/M Robert McClain	12
Mr. George Morris	6
M/M Ralph Murphy	3
M/M Frank O'Dea	7
M/M Ralph Pope	7
M/M Robert Rauch	12
M/M James Reardon	10
M/M Godofredo Rodriquez	8
Ms. B. Salmon - Ms. E. Wink	3
M/M Jeremiah Shine	7
M/M John Shisler	10
M/M Milton Shearer	7
Ms. Jane Stinson	8
Mr. E. Taylor - Ms. C. Machado	10
M/M William Tirado	12
M/M Michael Tymchek	8
Ms. Dorothea Walters	4
M/M Richard Wesch	12
M/M Wayne Wright	12
Ms. Madeline Zipkas	10

TO: ALL NEW RESIDENTS - continued.

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 with the exception of the **annual meeting in November** when the officers are nominated and elected by the membership.

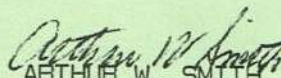
MEETINGS are held in the O.B.G. Recreation Club House at **7:30 p.m.** on the **second Tuesday** of each month from **September through May**.

Since O.B.G. residents vote in the Club House, P.O.A. meetings will be **re-scheduled for the third Tuesday** in any month in which an election is held.

Every attempt is made to obtain speakers who will present topics of interest to the membership following the business portion of the meeting. An announcement of the speaker scheduled is made in advance of the meeting whenever possible.

A social hour is held following the meeting and refreshments are available.

We hope to see you at our next regularly scheduled meeting. Come join us and meet your new friends and neighbors!


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 to new members who join during the year will be pro-rated at 50¢ per month. All renewals will be due January 1st of each year thereafter.

You may send a check or cash to:

ROBERT HASEL, TREASURER
859
1024 Ann Avenue
Lady Lake, FL 32659

((Please make your check payable to O.B.G. Property Owners.))

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

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

MEMBERSHIP FORM
(please print)

Name(s) _____

Old Address _____

New Address _____

Telephone: 753-_____ Unit Number_____

_____ New _____

_____ Renewal _____

Signature(s) _____