

ORANGE BLOSSOM GARDENS

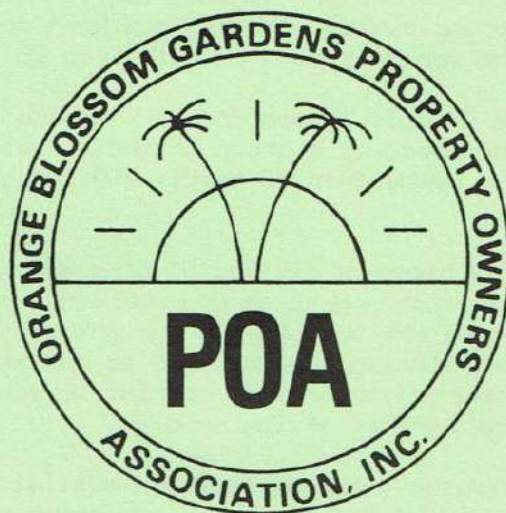
PROPERTY OWNERS'
ASSOCIATION, INC.

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

BULLETIN

APRIL 1989

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 agree with us that 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 soon will join the ranks of the membership of the **ORANGE BLOSSOM GARDENS PROPERTY OWNERS' ASSOCIATION, INC.** Our membership as of January 13, 1989, numbers 2,349 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 (management), whenever and wherever possible, in establishing a community that will benefit both the developer and the residents; (3) **to inform** residents of current issues which may affect them; and (4) **to protect** the rights and privileges granted to us by Florida Statute 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.). A statewide non-profit organization, the FMO has been dedicated solely to the mobile home population for 25 years.

Like the Orange Blossom Property Owners' Association, the FMO is composed of a group of individual mobile home owners with a membership of nearly 250,000. Their members 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 to defeat unfavorable proposals; and (c) **to provide special services** and programs for the benefit of its members.

Of particular interest is their 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.

(please turn to inside back cover)

PROPERTY OWNERS' ASSOCIATION, INC.OFFICERS:

President	ARTHUR W. SMITH	753-3586
Vice-President	EVA HAWKINS	753-4838
Treasurer	DOROTHY MOREHOUSE	753-0475
Secretaries:		
Recording	MARIE NEAL	753-1862
Corresponding	(volunteer needed)	

LIAISON COMMITTEE:

Unit 1	ARNOLD TREMPER	753-3681
Unit 2	KITTY MANN	753-0174
Unit 3	GLEN SWINDLER	753-4635
Unit 4	HOWARD JINKINSON	753-0183
Unit 5	(volunteer needed)	
Unit 6	BILL PODVIN	753-1267
Unit 7	WILLIAM RENTZ	753-2424
Unit 8	MARY LOSKE	753-5242
Unit 9	DALLAS BEAMAN	753-5373
Unit 10	GEORGE LOUNSBURY	753-7221
Unit 11	CAYE EKSTROM	753-3113
Unit 12	LEO SCHLATER	753-7545
Unit 13	DOROTHY D. SMITH	753-2054

Sergeant-at-Arms	DAN MCGRAW	753-2284
Chaplain	LEE OLIVER	753-7105

Standing Committees:

Blood Bank	CAROL ETHEERTON	753-1859
Sunshine	RUTH VLAUN	753-3083
(Report sickness or hospitalizations to Mrs. Vlaun)		
Bulletin Delivery	EARLE SNIDER	753-2189
Membership	GLORIA HASEL	753-3162
Editor	JEAN TUTTLE	753-3610

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Question: Do you know why management ignores the property owners' association? Answer: Because we are not incorporated under Chapter 723, The Mobile Home Act.

Question: Do you know why we are not incorporated under Chapter 723? Answer number 1: Because the OBGPOA was organized in 1975 before the Florida legislature, in 1984, recognized the need to provide protection to mobile home owners from park developers. Answer number 2: Because too few residents are aware of the consequences if they do not have the representation afforded them by law through the association.

Question: Do you know why a property owners' association which is chartered under Chapter 723 is in your best interests? Answer: Because without it statutory recourse is substantially restricted.

Question: Do you know what has to be done for the OBGPOA to become chartered under Chapter 723? Answer: Two-thirds of all the mobile home owners, by law, must consent in writing to become members.

Question: Do you know why management does not want us to become chartered under Chapter 723? Answer: The association would become the legal representative of the property owners in all matters specified in the law.

Management is relying on "retirement apathy" to render the property owners and the OBGPOA powerless to have any say about any action they take which will affect property owners.

How much longer do you want to tolerate the loss of amenities promised to you: free parking/storage for your RV's, "free golf for the rest of your life," and whatever management thinks of next?

Have you stopped to consider how the re-sale of your home could be affected by loss of amenities which drew you to O.B.G. in the first place?

Even though the OBGPOA is not chartered (as yet) under Chapter 723, management is governed by the law and must abide by those provisions which pertain to park owners/developers.

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Regarding the proposed trail fees for the executive golf courses, we have been advised by the association's attorney that improper notice was given of management's intent to institute these fees.

Adoption of **Rule 7D-32.002 (1) (4)**, which implements the law, requires a park owner/developer to give notice by personal delivery or by **U.S. Mail**. An article placed in the Orange Blossom Sun does not constitute proper written notice.

A complaint can be filed if there is a violation of the statute. Since management did not give proper notice of a "reduction in services" or a "change of rules and regulations," a formal complaint is being filed with the Department of Business Regulation, Division of Florida Land Sales, Condominiums and Mobile Homes.

In the meantime, it appears you will have to pay the trail fees if you want to play golf. Our attorney suggested we advise you to pay by check and mark your check "**PAID UNDER PROTEST**." It will have no legal purpose but will make a statement as to your objections to the charge.

Judging by the turnout of O.B.G. residents to vote, we know you want to have a voice in how your lives are affected by people in charge at all levels of government. **How is participation in the OBGPOA any different?** Do you not wish to have representation protecting your interests within your community as well?

The plain fact is, if you want a property owners' association that can function from a position of strength **in your behalf**, now is the time to give us the backing we need.

WE ONLY NEED THE CONSENTING MEMBERSHIP OF TWO-THIRDS OF OUR PROPERTY OWNERS ONE TIME! Let's get the job done as soon as possible so we can move on to other matters!

Winter residents may want to consider becoming consenting members before they leave. Year-round residents may need to renew their memberships or reinstate lapsed memberships. Some of our long-time members may only need to sign the consent form. New residents should not permit anyone to intimidate them against joining.

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There are so few of us to canvass all of you it would be helpful if volunteers would come forward to give us a hand. Forms for this purpose were distributed at the March 14th meeting, and more will be made available to persons who offer their assistance.

Do not be mislead about how the association will conduct its affairs as your representative. Even though the association would be granted rights under the law, the law also specifies the manner in which we represent you.

We only want the protection the statute provides us, and it is our intention to follow the letter of the law governing the handling of disputes with management and/or complaints to government agencies.

When we become chartered under Chapter 723, there will be procedures that must be followed. Many problems can be resolved by mediation or arbitration. Only after these means have failed is court action an option.

Allow us to make two important points. 1) The OBGPOA is NOT anti-management! We are pro-residents! 2) Let it be known that the OBGPOA is not advocating radical action against management at this time!

Strengthen your position by joining the OBGPOA today and consent to membership which will enable us to file for incorporation under Chapter 723!!

Keep in mind that government agencies do not know about violations of statutes or rules and regulations unless they are informed. This means enforcement begins with the persons protected by the law!

The response has been great to our need for the involvement of our members in signing up new members!

Our organization is only as strong as the members who are willing to participate. We will never reach our goal unless everybody works at it!

"Pray as if it were up to God; work as if it were up to you!"

- - author unknown

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HERE'S WHAT WE'RE HEARING

Some of the most recent and, as usual, ridiculous things we're hearing are: (1) that the OBGPOA is insisting management provide residents with trash bags; (2) that golfers should pay trail fees rather than have everyone's maintenance fees raised; and (3) that the association does not accept residents' complaints.

First of all, we think you know by now the association was not organized to deal with matters such as how and where residents obtain bags for their trash!

Secondly, anyone who has lived in O.B.G. for three years can expect a raise in their maintenance fee whether or not golfers pay trail fees!

Last, but not least, the liaison committee member of your unit has complaint forms for you to file. If you have a legitimate complaint, it will be considered by the entire liaison committee and, if warranted, will be forwarded to the officers for further consideration and disposition.

You must realize there are several means by which you can file complaints. To begin with, for the first year of your residency, Fleetline's service personnel will handle your complaints about workmanship, etc. You also have the C.I.C. to which you can take complaints about your minor grievances and/or make suggestions for beautification, etc.

We do not mind listening to your problems, and we will be glad to explain the procedures available to you. You, however, must understand we cannot take action on every complaint. We have been successful in the past in negotiating with management for resolution of individual complaints, and we will endeavor to do so in the future. Basically, complaints which affect a group of residents are more likely to be negotiable. A lot depends on the nature of the complaint.

Regarding rumors, we believe you are capable of discounting about 99% of them by virtue of their nonsense value. As for the other one per cent, we suggest you become informed as to the operation of local governing bodies and processes which you can use to protect your interests. Truth and knowledge are the best defenses against rumors!

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APRIL MEETINGS AND DATES TO REMEMBER

- 2 - 2:00 p.m. - Honor Guard Post 52 - Leesburg
- 6 - 10:00 a.m. - O.B.G.P.O.A. Officers - 216 Maple
- 11 - 7:30 p.m. - O.B.G.P.O.A. MONTHLY MEETING -

CLUB HOUSE

- 12 - 7:30 p.m. - American Legion - Club House
- 13 - 7:30 p.m. - V.F.W. - The Big Top
- 13 - 7:30 p.m. - Marine League - V.F.W. Hall
- 20 - Passover
- 25 - 7:00 p.m. - D.A.V. - Club House
- 27 - 10:00 a.m. - O.B.G.P.O.A. Liaison Committee

Lady Lake Community Building

APRIL O.B.G.P.O.A. MONTHLY MEETING

The regular monthly meeting of the O.B.G.P.O.A. will be held on **Tuesday, April 11th at 7:30 p.m.** in the O.B.G. Club House.

By motion made, seconded and carried, a representative of the **F.M.O.** (the Federation of Mobile Home Owners of Florida, Inc.) will be invited to speak to the membership.

DISAPPOINTING BLOOD DRIVE

Carol Etherton, chairman of our Blood Bank Committee, reported a disappointing turnout to give blood last month. **Only 49 donors responded** and eight were unable to donate!

In view of the record number of 75 donors in November (and the number of residents in O.B.G. this time of year), the Leesburg Blood Bank was counting on us to match or exceed our March record!

The next drive is tentatively scheduled for July; and Mrs. Etherton is planning a competition among the state clubs to see which one can produce the most donors.

The following residents have joined the Orange Blossom Gardens Property Owners' Association, Inc. between February 16th and March 18th, bringing the total number of members to 2,629.

Names	Unit
M/M Stanley Ammons	3
M/M Earl Anderson	10
M/M William Anderson	10
Mr. Robert Anson	10
M/M Joseph Bannasch	2
M/M Richard Bailey	5
Mr. Harry Barney	3
M/M Attilio Bellia	10
M/M Marvin Brody	9
M/M Alfred Colbath	7
M/M Carmen Dalphonse	10
M/M Woodrow Dandrea	9
M/M Anthony Delesandro	4
M/M Richard Dixon	8
M/M John Fredrickson	11
M/M Walter Furjanic	12
M/M Charles Geiger	11
M/M Normand Grenier	13
Mr. Eric Groething	11
M/M Robert Hancock	5
M/M Ted Harris	12
M/M Lawrence Hubbard	7
M/M Stanley Jackonski	12
M/M Randy Jones	4
M/M Edgar Joyner	4
M/M Raymond Kozlowski	12
M/M Ernest LaPierre	10
M/M Irving Leverage	12
M/M Jerome Linden	9
M/M Donald Martinsen	8
Mr. Walter Miner	6
M/M Lionel Morissette	8
M/M Michael Mularz	9
M/M Albert Murray	7
M/M Lee Oliver	12
M/M Paul Podany	10
Mr. Leonard Polash	8
M/M Basil Polinchak	11

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<u>Names</u>	<u>Unit</u>
M/M Howard Saren	10
M/M Matt Streicher	8
M/M Claire Swanson	12
Ms. Dorice Voeks	12
M/M John Williams	9
Mr. James Wright	4

NEW RULE RE PARKING AND STORAGE OF VEHICLES IN O.B.G.

Management has given proper written notice to residents (of Units 1 through 9) of a change in rules governing vehicle parking and storage on any lot in O.B.G.

We believe the OBGPOA can take credit for management's adherence to the legal requirements of Chapter 723 for notifying O.B.G. residents of a change in their rules!

Vehicles covered are: boats, RV's, 3/4 ton trucks and inoperable or junk vehicles and equipment. (This restriction is covered under the Restrictive Covenant for Units 10 through 13.)

As in any notice of a change of rules, a majority of affected property owners may submit a written request to the OBGPOA asking that a negotiating committee be designated to meet with management to discuss the rule change.

Since management's letter of June 1, 1988, regarding parking and storage of RV's was not a written notice of a change in rules, affected property owners may wish to take such action. If so, it must be taken within 30 days of the written notice.

CORRESPONDING SECRETARY RESIGNS

It is with regret the OBGPOA accepts the resignation of Mrs. Rita Chapman as our Corresponding Secretary.

She served briefly but well, and we are sorry to lose her; but she finds it necessary to be available for her self-employment opportunities.

TO: ALL NEW RESIDENTS _ continued.

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

Many of you have moved here from communities where property (or home) owners' associations have actively protected your interests and you know the advantages of membership.

MEMBERSHIP in the Orange Blossom Gardens Property Owners' Association, Inc. (O.B.G. 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.


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

Meetings are open to all residents except the annual meeting in November at which time the officers are nominated and elected by the membership.

We make every effort to obtain speakers whose subjects will be of interest to you. To succeed in this endeavor, we would like to hear your ideas and suggestions.

Don't hesitate to contact the liaison committee member for your unit to offer **any** suggestions you might have which will enable us to better represent you.

We hope to see you at our next monthly meeting. Come and meet your new friends and neighbors at the social hour which follows the meeting.


ARTHUR W. SMITH
President

O.B.G.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:

DOROTHY MOREHOUSE, TREASURER
1342 - 1640 West Schwartz
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) _____

Please accept this as consent to membership in the O.B.G.
P.O.A., Inc. pursuant to the provisions of Chapter 723.