



ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.
BULLETIN

SEPTEMBER 1989

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President	EVA M. HAWKINS	753-4838
Vice-President	VINCENT PALMISANO	753-0375
Secretary	MARIE NEAL	753-1862
Treasurer	DOROTHY MOREHOUSE	753-0475

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Unit 1	ARNOLD TREMPLE	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	(volunteer needed)	
Unit 12	LEO SCHLATER	753-7545
Unit 13	DOROTHY SMITH	753-2054

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

Standing Committees:

Blood Bank	CAROL ETHERTON	753-1859
Sunshine	RUTH VLAUN	753-3083
Bulletin Delivery	LEO HAWKINS	753-4838
Membership	GLORIA HASEL	753-3162
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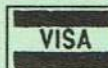
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REPORT OF DESIGNATED COMMITTEE AS TO STATUS
OF COMPLAINT REGARDING TRAIL FEES

Review of Circumstances

On December 28, 1988, an article in the Orange Blossom Sun contained "notice" of management's decision to charge trail fees for the two "free" executive golf courses.

The original reason given was the cost to repair damage to the courses by golf carts - - - even though there are golf cart paths on all of the Hilltop course and partial paths on Silverlake!

The fee was to be effective April 1st at \$10.00 per month, payable in advance - - or \$90.00.

The O.B.G.P.O.A. was swamped with complaints from residents for the following reasons:

- 1) they had always played the "cow pasture" course for free;
- 2) they had been playing the newer Silverlake course for free; and
- 3) for many residents, the major inducement to buy in Orange Blossom Gardens had been the nationally advertised "unlimited free golf for the rest of your life."

The O.B.G.P.O.A. took the matter to our attorney and we were advised that, in addition to the fact institution of trail fees was a reduction in services, proper notice had not been given.

Following the procedure set forth in Chapter 723 and the Rules of the Department of Business Regulation, Division of Florida Land Sales, Condominiums and Mobile Homes, over 400 signed formal complaint forms were sent to the division.

Management then received notification from the division that, according to Chapter 723, improper notice had been given.

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Therefore, on or about April 1, 1989, a second notice was mailed to **almost** all O.B.G. residents stating the trail fee would be imposed effective July 1st. ***

The next step in the procedure was for residents to register their objections to the trail fee within 30 days of the new notice.

The O.B.G.P.O.A. distributed forms for the signatures of residents charging that the trail fees were a reduction of services and a change in rules and regulations.

More than fifty (50) percent of the residents executed the forms and also authorized a designated committee to negotiate with management to resolve this grievance in their behalf.

Negotiation Meeting

The date of May 24th was mutually agreed upon and the committee met with Gary Morse, vice-president, and Dewey Burnsed, corporate counsel, as representatives of management.

Management was notified in advance of the meeting that figures should be submitted to show justification for need of the additional revenue, as required by law.

The only figures brought to the meeting were those which had appeared in a Questionnaire/Survey conducted by management earlier in the month:

- a) an annual cost of \$77,000 to maintain the Silverlake course;
- b) an annual cost of \$80,000 to maintain the Hilltop course; and
- c) an alleged deficit of \$733,446 for their Amenity/Maintenance Division for the years of 1986, 1987 and 1988.

*** This postponement amounted to a savings of \$30.00 to executive course golfers!

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First of all, the committee found the annual cost of \$157,000 for maintaining the two courses to be acceptable. It was noted, however, that Hilltop had been in operation for less than one year.

Using management's figure of 5,000 residents for the year 1988 (or 2,500 homes) and an **average maintenance fee** of \$70 per month per home, the committee arrived at a monthly maintenance fee income of \$175,000 and an annual maintenance fee income of \$2,100,000.

Furthermore, at the \$70 per month average, each home would pay \$840 per year. Of this amount only \$62.80 (or a little less than 7.5%) per home per year would support the annual cost of maintaining the two golf courses!

With projection of maintenance fee income for only one of the three years management used, the committee found the purported deficit just **does not compute!**

Management was informed the committee feels the trail fee is unfair to handicapped golfers and to those who may become handicapped in the future.

The unfairness to golfers on limited incomes also was pointed out, particularly in view of a statement to the media there would be no cap on the fee

The committee emphasized their recognition of the fact businesses should make a profit as this is the American way. The question was asked if maintenance fees should also generate a profit!

With the limited data provided by management, no agreement could be reached and the procedure called for the committee to ask for mediation.

Mediation Meeting

On August 11th, the committee met with the following representatives of management: Dewey Burnsed, corporate counsel; Stephen Johnson, attorney for Orange Blossom Hills; and R. Barnwell, controller and treasurer for the management group.

Mrs. Wanda Erskine, mediator for the division, presided over the meeting, and the following tentative agreements were reached:

1) the park owner agrees to consider quarterly or semi-annual payment of the trail fee (instead of the annual lump sum); and

2) the park owner will clarify guidelines for free permits for golf carts of handicapped golfers.

No agreement was reached on the repeated requests of the committee to "grandfather" residents (from the trail fee) who had bought in O.B.G. with the promise of "free golf." A suggested cut-off date would be the date O.B.G. advertising included the phrase "nominal trail fee."

At one point, the committee was asked what service presently included in the maintenance fee residents would be willing to give up in lieu of the trail fee.

The committee felt this question could not be answered since no conclusive information had been provided as to exactly what services maintenance fees cover.

Both parties agreed to meet at a mutually agreeable future date to further attempt to mediate a resolution of this dispute.

The will of the membership will determine how the committee is to proceed with mediation.

The September meeting is scheduled to be held in the O.B.G. Recreation Club House at 7:30 p.m. on Tuesday the 12th. The entire meeting will be devoted to this important matter.

You will want to attend this all-important meeting and be prepared to advise the committee as to opinion on this subject.

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ORANGE BLOSSOM GARDENS PROPERTY OWNERS' ASSOCIATION, INC.
RE-CHARTERED UNDER CHAPTER 723

With the required number of consenting members, the O.B.G.P.O.A. has re-organized under Chapter 723, and the management of Orange Blossom Gardens has been so notified in accordance with the law.

The bylaws are being re-written and will be submitted to the membership for approval as soon as possible.

A number of changes will be necessary under the new charter.

1) **Board of Directors.** The primary change will be the establishment of a nine-member Board of Directors who are to be elected by the membership at the organization meeting presently scheduled for November.

A nominating committee will be appointed in the near future for the purpose of presenting a slate of persons to fill all nine positions on the board.

Nominations also may be made from the floor.

Board members will be elected for a three-year term. In order to stagger the expiration of terms, however, the organization meeting will elect board members as follows:

three (3) for a 3-year term
three (3) for a 2-year term
three (3) for a 1-year term

Thereafter, three positions on the board will be up for election each year.

Any member in good standing who is interested in serving on the board will have ample time to notify the nominating committee, when named, and/or to arrange for nomination from the floor.

As soon as the results of the election are known, the oath of office will be administered to the board members and their terms of office will commence immediately.

The board will meet upon adjournment of the organization meeting to elect a president, vice-president, secretary and treasurer from among the board members.

Only members in good standing are eligible to seek and hold office.

2) **Quorum.** Chapter 723 states a majority of the members shall constitute a quorum; and decisions shall be made by a majority of members represented at a meeting at which a quorum is present.

The law provides for the filing of a proxy by members who are unable to attend a scheduled meeting.

3) **Voting membership.** Membership is counted in two ways: a) each person residing in a dues-paying household is counted in the membership rolls; and b) the household is counted as a membership unit for voting purposes.

In a household occupied by more than one resident, one person is to be designated by the other(s) as the voting member of the household unit.

Proxy and Designated Voter Information. The October bulletin will contain more information on executing and filing proxy and designated voter forms and procedures.

DUES OVERDUE

We know how it is when you are busy. Perhaps that is why some members have overlooked the matter of renewing their membership dues.

Check today to make certain your dues are paid for the current calendar year. If not, you may remit your dues to our treasurer, to any officer, or to any member of the liaison committee.

You will want to **have the right to vote** in your newly re-organized association!

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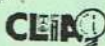
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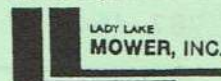
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HIGHLIGHTS OF MAY 11th MEETING

President Arthur W. Smith called the meeting to order, after which he announced his resignation and turned the gavel over to Mrs. Eva M. Hawkins who, as vice-president, succeeds him as president.

Mrs. Hawkins introduced the speaker for the evening, Milton Hill, Chief of the Training Division of the Lake County Fire Protection Department.

Chief Hill spoke on safety in mobile/manufactured homes with emphasis on fire safety.

He offered the following important guidelines:

- 1) Install dual fire and smoke detectors. One should be battery operated in case of power failure, and the other could be wired into the electrical system.
- 2) Buy and maintain at least two 10-pound ABC fire extinguishers. ABC's can be used on all kinds of home fires. Place one in the kitchen area (away from the stove) and the other in the bedroom.
- 3) Keep emergency phone numbers on/at each phone. 911 (for fire or medical emergencies) and 753-3810 (Lady Lake Police), etc.
- 4) Keep a flashlight in the bedroom(s) within easy reach.
- 5) Don't block door or window exits.
- 6) Spray fire retardant on fabric or paneling, etc. to slow the spread of flames. (Re-spray after washing.)
- 7) Consider installation of fire sprinklers.
- 8) Have your home inspected yearly for fire hazards.
- 9) Make an escape plan and rehearse it.
- 10) Don't overload electrical circuits.
- 11) Check electrical cords for fraying.
- 12) Have a licensed electrician wire additions.

Chief Hill offered other tips for living safely in your mobile/manufactured home:

- 1) Keep your range free of spills, etc. that could ignite.
- 2) Store rubbish and combustible or flammable liquids outside in proper metal containers.
- 3) Be careful with smoking materials. Never smoke in bed!
- 4) Never store trash or rubbish under your home.
- 5) Take special care with holiday decorations.

MAKE HOME SAFETY A HABIT! BE ALERT and expect the unexpected! BE PREPARED for any emergency!

APPOINTMENT OF INTERIM VICE-PRESIDENT

Mrs. Hawkins announced the appointment of Vincent Palmisano to fill her unexpired term as vice-president.

Welcome aboard, Vinnie!

RESIGNATION OF PRESIDENT ART SMITH

The officers and membership of the association reluctantly accepted the resignation of President Smith.

He explained his hearing had deteriorated, making it increasingly difficult to preside at meetings. Also, at the urgings of their children, the Smiths were planning to relocate their residence to be nearer them.

Although the Smith's O.B.G. home is on the market, Art can continue as a member of the Designated Committee as long as he remains a property owner.

Association officers and members are grateful to Art for his leadership qualities which served us well through some difficult times.

You have everyone's best wishes, Art & Georgia, for a long and happy life in your new home in Inverness!

CHANGES IN BULLETIN

Advertising. The accelerating cost of printing and paper has necessitated the resumption of advertising in the bulletin.

We ask our members to patronize the establishments advertised. Their contributions are making it possible to continue distribution of the bulletin to all residents from September through May each year.

Cover. We have reduced the weight of the cover as another means of alleviating printing costs.

The cover has been changed to accommodate the roster of officers and liaison committee members.

The color of the bulletin cover will be changed each year to correspond to the color of each year's membership cards.

Greetings to new residents. Our message of greetings to new residents will now be presented to them as they arrive in Orange Blossom Gardens rather than include it in each month's issue of the bulletin.

New residents who have not received this message may want to contact one of our officers or the liaison committee member for your unit.

Suggestions. We hope you will approve of the changes we have made. We also hope you won't hesitate to offer any suggestions you may have to make other improvements.

SEPTEMBER O.B.G.P.O.A. MEETINGS

- 7 - 10:00 a.m. - Executive Board Members
1707 West Schwartz Boulevard
- 12 - 7:30 p.m. - Regular Monthly Meeting
O.B.G. Recreation Club House
- 28 - 10:00 a.m. - Liaison Committee Members
Lady Lake Community Building

Please make every effort to attend the meeting of the membership on the 12th! This will be a very important meeting. (See elsewhere in the bulletin.)

ODDS and ENDS

All residents should have a copy of the DECLARATION OF RESTRICTIONS relating to their unit. Anyone who does not have one can obtain it at the Orange Blossom Gardens Land Sales Office.

Schools are back in session so please watch your speed at school crossings!

Some golf carts have been seen breezing through stop streets. Golf cart drivers should observe the same traffic laws on our city streets as drivers of automobiles are required to do.

A large majority of golf cart drivers signal when making turns. Let's make it one hundred per cent!

Recently seen: a pedestrian walking with traffic instead of against it - and at night - and not carrying a flashlight - and not wearing reflective clothing or device!

Please observe the safety rules of walking. We do not want to lose you!

Frequently seen: pedestrians walking three abreast and making no move to let two-way traffic through.

VISITOR

God works in mysterious ways
His wonders to perform.
He smiles within a radiant haze,
And who can view His form?
But now and then I seem to see
His countenance aglow,
And in dark hours He visits me
As some kind friend I know.
And when He comes on welcome feet
I do not think it odd
That it's a neighbor down the street
Who wears the shoes of God.

by Elizabeth Landeweer

(7)

NEW MEMBERS

The following residents have joined the Orange Blossom Gardens Property Owners' Association, Inc. during the summer hiatus.

NAMES	UNIT
M/M William Allan	3
M/M Howard Boothroyd	8
M/M Richard Brown	10
M/M William Brown	7
M/M Charles Campbell	5
M/M Cecil Carter	11
M/M Robert Churchill	10
M/M Robert Crosby	9
M/M Hallock Dean	6
Ms. Margaret DeStefano	1
M/M Paul DeWitt	3
M/M John Dilley	6
M/M Howard Dorr	7
M/M James Dotson	13
M/M Dave Dressendorfer	11
M/M Richard Egan	2
M/M Ralph Ericksen	9
M/M Emerson Fearnley	4
M/M George Fox	4
Mr. Ralph Germain	8
M/M Carl Gilbert	8
M/M Robert Hamel	6
M/M Philip Helt	7
Mr. Walter Henning	12
Ms. Dorothy Hoerst	8
M/M Kasper Imperiale	13
M/M Edward Kleismit	13
Mr. Les Lepsch	2
M/M Homer Liddick and Allette Cugat	10
M/M Gerald McEachern	1
Ms. Ethel Marcell	6
Dr./M William Miles, Jr.	12
M/M Fred Mingus	13
M/M Hugh Muir	8
Ms. Kathleen Pfarr	6
M/M Doran Pugh	12
M/M Clifford Sampson	9
M/M Robert Schafer	6
M/M Lester St. Julian	2

New Members - continued.

<u>NAMES</u>	<u>UNIT</u>
Mr. Lyle Sunday	4
M/M David Thomas	10
M/M Howard Waldron	2
M/M Robert Wert	13

Correction: Ms. Ruth E. Daubert, Unit 5, was reported in the May bulletin as Ms. Ruth E. Davbert. Our apologies!

BLOOD MOBILE

The Blood Mobile from the Leesburg Blood Bank comes to Orange Blossom Gardens four times a year.

Residents interested in donating blood may do so on **Monday, October 2nd** between **9:00 a.m. and 3:00 p.m.** at the O.B.G. Recreation Club House.

We'd like to inform new residents (and remind others) that donations of blood are **credited to O.B.G.** which makes blood available to both residents and employees **free of charge** in the event it is needed.

Anyone needing a specific time scheduled can contact our Blood Bank Committee Chairman, Carol Etherton, at **753-1859** and an appointment will be made.

Two former restrictions have been lifted: persons over 65 and persons who have had malaria **can donate**.

CONGRATULATIONS TO HELEN ROTH

Helen Roth, a 7-year O.B.G. resident, recently was honored for her outstanding donations to the Blood Bank.

A plaque and a wrist watch were presented to her when she reached a total of five gallons (40 pints) as a Florida resident.

While a resident of New York, she donated a total of nine gallons (72 pints).

She donates blood every two months and says she feels great physically and psychologically afterward!



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MEMBERSHIP AND DUES

20

The Orange Blossom Gardens Property Owners' Association, Inc. cordially invites all property owners to join our association.

Dues are only \$6.00 per calendar year for each household.

Dues to new members who join during the year are prorated at 50¢ per month.

ALL RENEWALS ARE DUE JANUARY 1st OF EACH YEAR THEREAFTER.

You may send a check or cash to:

DOROTHY MOREHOUSE, TREASURER
1640 West Schwartz
Lady Lake, FL 32159

Please make your check payable to the O.B.G. Property Owners' Association.

Remittance also may be made to any officer or liaison committee member listed on the bulletin cover.

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

MEMBERSHIP FORM

Name(s) _____

Address _____ / _____
lot street

Telephone number 7 5 3 - _____ Unit number _____

_____ New _____

_____ Renewal _____

Signature(s)

I (we) hereby consent to membership in the O.B.G.P.O.A., Inc. pursuant to the provisions of Chapter 723.

[Membership card issued: _____ Yes _____ No]