



ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.
BULLETIN

OCTOBER 1989

OFFICERS:

President	EVA M. HAWKINS	753-4838
Vice-President	VINCENT PALMISANO	753-0375
Secretary	DOROTHY HOKR	753-5864
Treasurer	DOROTHY MOREHOUSE	753-0475

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	JIM MACHEEL	753-0318
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
Editor	JEAN TUTTLE	753-3610



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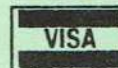
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COMMITTEE REPORTS

1) Blood Bank Committee Chairman, Carol Etherton reported only 25 pints of blood were donated at the last drive. She stressed the need for blood to be available for residents and expressed the hope for a better turnout for the October 2nd drive.

2) Sunshine Committee Chairman, Ruth Vlaun, reported only three cards were mailed last month, and that residents apparently are not reporting illness and deaths to her so cards can be sent.

3) Bylaws Committee Chairman, Jean Tuttle, advised the committee [composed of Ray Baker, Mary Loske and Art Emerick] is preparing to submit the amended bylaws to the October meeting for adoption at the November meeting. (Details of important bylaws provisions can be found elsewhere.)

SUNSHINE COMMITTEE DISBANDED

The members voted to disband the Sunshine Committee due to the increase in O.B.G. population which makes it difficult to carry out its purpose.

Ruth Vlaun was commended for the exemplary job she has done since 1975.

NOMINATING COMMITTEE NAMED

President Hawkins announced appointments to the Nominating Committee as follows: Dallas Beaman, chairman, Marian Fiori, Will Manthey and Gloria Hasel.

The committee will name one nominee for each of the nine positions to be filled. Members may be contacted and asked to run, or members who want to run may contact the committee.

The nine nominees will be announced at the October meeting after which time nominations also may be made from the floor.

The November bulletin will list all nominees and a thumbnail sketch of each in order that members will be prepared to vote at the November meeting.

EQUIPMENT NEEDS

President Hawkins advised considerable attention has been given by the executive board to the needs of the Association and that expenditures might be necessary to promote efficiency and savings.

One possibility under consideration is the need either to purchase a computer or to rent computer time.

BULLETIN CHANGE PROPOSED

Ed Swenson distributed copies of the "Voice of Fruitland Park" and made a motion that the Association's bulletin be changed to this type format.

He recommended purchase of a used copier at a cost of approximately \$5,000. Paper costs were estimated, but he had not been able to obtain and report on maintenance contract charges.

Jean Tuttle, bulletin editor, reported estimates are being obtained from three printers with a view to changing printers or effecting a contract at a more favorable cost with the present printer.

With more time needed to seek a remedy to bulletin costs, she then moved to table the motion to change the bulletin format. The motion was seconded and adopted; and Mr. Swenson rescinded his motion.

O.B.G.P.O.A. MEETING NIGHT CHANGED

The President announced in order to have the entire Club House for meetings, it was necessary to change our meeting date to the third Wednesday of the month, beginning in November.

The October meeting, however, will be held on the second Wednesday. [See dates elsewhere.]

OLD BUSINESS

1) **TRAIL FEE MEDIATION.** The committee has not received sufficient information from management on which to base an intelligent decision. Therefore, consideration is being given to the possibility of requesting binding arbitration.

President Hawkins wants non-golfing residents to know it is not her intention to give golf problems precedence over any problems they may have.

2) **RV and BOAT STORAGE CHARGES.** Owners of RV's and boats were informed our attorney feels management did not give proper notice of their decision to charge for storage.

A majority of (affected) residents who owned an RV or boat before receipt of the notice should file a complaint form with the division. Forms can be obtained by contacting President Hawkins.

NEW BUSINESS

1) **AMENITY FEE.** The change of wording on our monthly "maintenance" bills to "amenity fee" is not cause for concern, according to our attorney. What counts is how our covenants (deed restrictions) are worded, and they state "the developer shall perpetually maintain the recreational facilities and the common grounds."

It was suggested residents mark out "amenity" and insert "maintenance" when remitting payment and write "maintenance fee" on both the front and back of your check.

RESIDENTS SHOULD OBTAIN A COPY OF THEIR DEED RESTRICTIONS FOR THEIR UNIT AT SALES OFFICE!

2) **POSSIBLE RECREATION FEES.** Residents were cautioned to avoid petitions for additional recreation facilities. Our covenants state management can increase our maintenance fee accordingly if two-thirds of the residents vote for them!

3) **NEW RECREATION FEES?** Members heard reports of new fees for some recreation activities!

PENDING BUSINESS

POST OFFICE BOX FEE. In response to a question from the floor, the President advised consideration will be given to this fee in the near future.

LEGAL CONSULTATION APPROVED

Members voted to empower the executive board to consult with Chris Jason, attorney, regarding possible binding arbitration, the wording of our covenants pertaining to "a continuing lien," and what rights are granted us by payment of maintenance fees.

CONTINENTAL COUNTRY CLUB

Members were informed the Continental Country Club had successfully resolved their litigation which resulted from an unconscionable increase in their lot rental in 1986.

COMMISSIONER CANDIDATE INTRODUCED

Archie Boettcher announced he will not seek reelection as Lady Lake Commissioner and introduced Leroy (Lee) Hokr as the candidate who will seek election from Ward 5 (Units 7, 8 and 13).

He stated further that Mr. Hokr has had prior experience and is most qualified for the job.

LADY LAKE COMMISSION MEETINGS

The Commissioners meet on the first and third Mondays of each month with a workshop scheduled for one hour before the meetings.

The importance of attending the workshop was emphasized if residents want input before the finalization of matters under consideration by the Commissioners.

INTEGRATED

Myra Tucker

7

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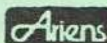
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Listed below are some of the more important provisions of the Association's amended bylaws.

1) **COPIES.** As required by the present bylaws, copies of the amended bylaws will be submitted to the **October meeting** (one month prior to adoption at the annual meeting in November).

2) **DISTRIBUTION.** One copy will be given each membership household unit in attendance at the October meeting.

A limited number of copies will be placed with Association officers and members of the Liaison Committee for loan to interested members who wish to become acquainted with the proposed bylaws before voting on them at the November meeting.

3) **ADOPTION.** The present bylaws provide for adoption of the amended bylaws by a **vote of two-thirds (2/3)** of those members present and voting.

4) **BOARD OF DIRECTORS.** [This is a change from the report in the September bulletin.]

There will be a nine (9) member Board, as previously reported; but four will be the corporate officers who will be elected to one-year terms.

The five additional board members will serve on a staggered 3-year term basis after first being elected as follows: Two (2) for a 3-year term; Two (2) for a 2-year term; and one (1) for a one-year term.

5) **ELIGIBILITY TO VOTE.** At any meeting where a vote is to be taken, **only members whose dues are paid for the current year** are eligible to vote.

The member who will be voting for the household membership unit will need to show the current membership card in order to vote.

6) **QUORUMS.** Chapter 723 requires the presence, in person or by proxy, of a **majority of the voting members** at any meeting at which a vote is to be taken.

7) **MEMBERSHIP LIMITED.** Membership in the OBGPOA will be limited to property owners in Units One through Thirteen.

8) **FIRST REFUSAL.** The objectives of the Association will include our legal right of first refusal in the event the park owner offers the recreational facilities and common grounds for sale.

BE REMINDED THAT, IF YOU WANT TO EXERCISE YOUR RIGHT TO VOTE, IT IS NECESSARY TO BE A MEMBER WHOSE DUES ARE PAID FOR THE CURRENT YEAR!

VOTING BY PROXY

Any member who cannot attend a meeting to vote may file a written proxy form with the Secretary of the Association.

For your convenience, a proxy form will be provided in the November bulletin listing all the nominees for office. Any member who needs assistance with filling out a proxy form may contact any officer or Liaison Committee member.

RESIGNATION OF SECRETARY

Mrs. Marie Neal, who has faithfully served as our Secretary for almost three years, has asked us to accept her resignation effective October 1st. She will, however, continue as a member of the Designated Committee.

We thank you, Marie, for a job well done and the cheerfulness you always brought to our meetings.

APPOINTMENT OF INTERIM SECRETARY

Mrs. Dorothy Hokr has been appointed to fill the unexpired term of Secretary and has agreed to be a nominee for the office in November.

We welcome you, Dorothy, and we know you will derive as much satisfaction from working for a good cause as we do!

- 5 - 1:00 p.m. - Executive Board Members
1707 West Schwartz Boulevard
- 11 - 7:30 p.m. - **WEDNESDAY**
O.B.G.P.O.A. Monthly Meeting
O.B.G. Recreation Club House
- 26 - 10:00 a.m. - Liaison Committee Members
Lady Lake Community Building

OCTOBER MEETING

REMEMBER - two important things are scheduled for the October meeting and you will want to be there.

NOMINEES for four (4) officers and five (5) additional members of the Board of Directors will be submitted by the Nominating Committee followed by nominations from the floor.

COPIES OF PROPOSED BYLAWS will be distributed to each membership household present.

You won't want to miss this meeting as we gear up for our annual meeting in November!!

MEMBERSHIP CARDS

1989 membership cards will be needed for admittance and voting at the annual November meeting. Members whose dues are delinquent will not be eligible to vote!

1990 membership cards will be available at the October meeting. New members may join and pay pro-rated 1989 dues and, if they wish, pay 1990 dues at the same time.

WELCOME ABOARD JIM MACHEEL

We welcome Jim as our new Liaison Committee Member for Unit 5. Newcomers have a penchant for bringing fresh ideas to our organization!

NEW MEMBERS

The following residents have joined the Orange Blossom Gardens Property Owners' Association, Inc. between August 21 and September 20:

NAMES	UNIT
M/M James Adams	6
M/M Gerald Amann	8
M/M Leo Blanchette	11
Mr. James Brean	12
M/M Milton Bruce	1
M/M James Crawfis	13
M/M John Dollinger	13
M/M Leon Eaton	12
Ms. Irene Gerhardt	3
Mr. Robert Guertin	12
M/M Robert Heater	13
M/M Robert Heller	8
M/M Ralph James	5
M/M Tom Kozlowski	11
M/M Frank Mammana	12
M/M Harry Marks	12
M/M Robert Max	13
M/M William Nation	13
Ms. Stella Nylander and Al Jensen	7
M/M Arthur Rodda	13
M/M Andres Rojas	12
M/M Leon Roy	12
M/M Charles Scott	3
M/M Belvin Seidel	8
M/M Joe Sims	7
Ms. Ethel Stein	9
M/M Curtis Stevens	13
M/M Anthony Sullivan	7
Mr. Fred Woods and Joan Crisp	11

!! WANTED !!

1) **Volunteer as Liaison Committee Member for Unit 11.** We would like to have a full roster by the November meeting.

2) **Members who own computers.** Would you be able to give us some help? Or perhaps allow us access? We would, of course, provide software.



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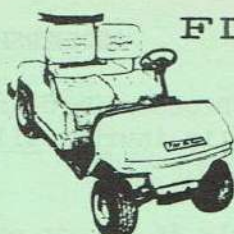
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MEMBERSHIP AND DUES

16

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.

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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
(please print)

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]