



ORANGE BLOSSOM GARDENS  
PROPERTY OWNERS' ASSOCIATION, INC.  
BULLETIN

NOVEMBER 1989

OFFICERS:

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

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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	JOHN FIORI	753-3808
Unit 8	MARY LOSKE	753-5242
Unit 9	DALLAS BEAMAN	753-5373
Unit 10	GEORGE LOUNSBURY	753-7221
Unit 11	RAMONA GEIGER	753-8044
Unit 12	LEO SCHLATER	753-7545
Unit 13	DOROTHY SMITH	753-2054

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

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Blood Bank	CAROL ETHERTON	753-1859
Sunshine	RUTH VLAUN	753-3083
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Membership	GLORIA HASEL	753-3162
Editor	JEAN TUTTLE	753-3610



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TO: ALL P.O.A. MEMBERS AND O.B.G. RESIDENTS

With only one vote in opposition, the huge crowd at the October P.O.A. meeting voted to take a stand against **USERS FEES** and **LOSS OF SERVICES**. We will not be priced out of Orange Blossom Gardens! We agree to abide by the restrictions in our deed covenants, but we insist that management do the same.

We cannot allow management to continue chipping away at the rights and benefits we were told we would have and, in fact, have enjoyed. There is no end to the concessions management wants from us. There never will be an end to it if we allow these abuses to continue!

For this reason, we have voted to retain the John Allen law firm from St. Petersburg to initiate legal action on our behalf. Collectively, through our Association, we are considering a class action against management to "**cease and desist**" these unlawful charges, and to abide by the promises they made to us in our covenants and in their advertisements.

We have tried talking with management but to no avail. Their stock response is they feel they are the best developers in Florida. We concede Orange Blossom Gardens is beautiful. We chose to live here, but that does not address our many problems.

We also recognize, however, that the most enterprising developer would have a problem selling this amount of houses with a cow pasture for "free golf," so Silver Lake was built.

A thousand or so houses later, it became evident one 9-hole executive course would not suffice. Enter the "cow pasture." It's a little tight, to say the least, but it sure is pretty!

In the revamping, management realized an additional 168 expensive golf course area lots. So, while it is true we enjoy these benefits, our enjoyment was not the catalyst that brought them into existence.

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The developing on this side of the road is winding down, and management is concentrating the bulk of its efforts elsewhere. Before they fade off into the sunset, they want to make us pay for all the "amenities" they used as inducements for people to buy in Orange Blossom Gardens.

We feel this is a violation of our deed covenants, and we can no longer sit back and do nothing. We are opting for litigation or whatever action is necessary to restore us to the position we were in before management introduced their various fees and eliminated certain services. Our attorney is confident we will win.

We like Orange Blossom Gardens and do not want to be priced out of here. We have been forced to take this action because all other means have failed.

The grievances we cite affect all of the residents of this park in one way or another - - from the widow who can no longer bring some crackers and cheese to Bingo to the owner of the 40' motor home who must pay more than \$200 per year to store his vehicle. These complaints have equal status.

Won't you join us in our efforts? We are asking you to invest \$50 in the POA Legal Fund. If our suit should bring in funds, they would be distributed back to you. If the whole \$50 is not used, the unused portion of your money would be refunded to you.

We recognize many of you who support us are employees of O.B.G. and do not want your participation made public. If you send your check to Dorothy Morehouse and request privacy, I can assure you no one will see your name.

Chris Jayson, our attorney, will speak to our November 15th meeting. Chris is the attorney of record who was so successful in the Continental County Club suit.

*Eva M. Hawkins*

P.O.A. PRESIDENT



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## REPORT OF NOMINATING COMMITTEE

Dallas Beaman, chairman of the P.O.A. Nominating Committee, submitted the following slate of nine (9) nominees for the Board of Directors of the Orange Blossom Gardens Property Owners' Association, Inc.

For the four (4) officers of the board for a one-year term:

President . . . . .	Eva Hawkins
Vice-President. . . . .	Vincent Palmisano
Secretary . . . . .	Dorothy Hokr
Treasurer . . . . .	Dorothy Morehouse

For the five (5) other members of the board:

Mary Loske . . . . .	three-year term
Jean Tuttle . . . . .	three-year term

George Lounsbury. . . . .	two-year term
Hugh Muir . . . . .	two-year term

Marian Fiori. . . . .	one-year term
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President Hawkins announced the names of the committee's nominees and declared the meeting open for nominations from the floor.

There being no other nominations, the members voted unanimously to accept the nominees submitted by the Nominating Committee.

**Election of these members to the Board of Directors is scheduled for the November 15th meeting.**

**REMEMBER:** Members may vote in person or by proxy and your current membership card must be shown to be admitted to the meeting.

**PROXIES:** Members who cannot attend this important meeting can use the proxy form in the center of this bulletin.

**Instructions for filing your proxy can be found with the proxy form.**

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## INTRODUCING THE NOMINEES FOR THE BOARD OF DIRECTORS

We felt you would be interested in a thumbnail sketch of each of the members who were nominated in October for the nine vacancies to be filled under our new bylaws which are scheduled for adoption at our November 15th meeting.

For President

EVA M. HAWKINS (753-4838)  
1707 West Schwartz Boulevard

Eva has served the P.O.A. as Vice-President and succeeded Art Smith as President upon his resignation in May 1989.

Eva and her husband, Leo, moved to O.B.G. in March 1986 from Schenectady, New York, where she was a police officer for 22 years.

Her hobbies are many. She enjoys golfing, bowling, reading, bingo and all kinds of crafts.

For Vice-President

VINCENT PALMISANO (753-0375)  
1641 Kiley Court

"Vinnie" was named to the Vice-Presidency to fill the vacancy created when Eva moved up to the Presidency.

He worked for Eastern Airlines for 26 years, retiring in 1986.

He and his wife, Pam, moved to O.B.G. from Massachusetts in September 1987.

He enjoys bowling and tennis and is an avid golfer.

For Secretary

DOROTHY HOKR (753-5864)  
1621 Lauren Lane

Dorothy has been involved in selling real estate and has been licensed in both Minnesota and Florida. She served four years on the New Hope City Council and was a member of the Minnesota House of Representatives for four years.

She and her husband, "Lee," moved to O.B.G. in December 1987.

Dorothy likes to play bridge, read, do needlepoint and enjoys involvement as a volunteer church worker.



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NOMINEES FOR BOARD OF DIRECTORS - continued.

For Treasurer

DOROTHY MOREHOUSE (753-0475)  
1640 West Schwartz Boulevard

Dorothy is retired from the Tedeschi Realty Corporation where she was employed as an accountant.

She was a charter member of the Pembroke Country Club, a member of its Board of Governors and its Secretary-Treasurer for nine years.

She and her husband, Bob, moved from Massachusetts to O.B.G. in January 1987.

Dorothy and her husband have been square dancing since 1956. She plays golf and has an impressive collection of pencils from the golf courses she has played.

For 3-year term

MARY LOSKE (753-5242)  
1833 Holly Lane

Mary retired from a managerial position with Technicare, Inc., a subsidiary of Johnson & Johnson, where she was employed for 12 years.

She and her husband, Ed, moved to O.B.G. in May 1987 from Ohio.

Mary enjoys golf, bridge, arts and crafts, playing the organ, and writing a monthly family newsletter.

For 3-year term

JEAN TUTTLE (753-3610)  
909 Rose Lane

Jean worked for 12 years in the Indiana House of Representatives and, between sessions, as Secretariat of the Indiana Legislative Advisory Commission for eight years. She also owned and operated a home health care service for two years.

She and her husband, Maury, moved to O.B.G. in August 1986 from west central Indiana.

Her interests are playing the organ, word games, and all kinds of board and card games, and she enjoys her work as a volunteer for the Leesburg Humane Society.

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NOMINEES FOR BOARD OF DIRECTORS - continued.

For 2-year term

GEORGE E. LOUNSBURY (753-2221)  
1535 Doral Circle

George is retired from the National Federation of Independent Business.

Originally from New York, George and his wife, Doris, moved to O.B.G. from Altamonte Springs in May 1988.

His hobbies are golfing, bowling, reading, hunting, fishing and woodworking.

For 2-year term

HUGH R. MUIR (753-5464)  
1721 Lilly Lane

Hugh is our only nominee who has not retired as yet. He currently works as a security guard at Harbor Hills.

He and his wife, Rita, lived many years in Las Vegas where Hugh worked in a supervisory capacity at Caesar's Palace and other casinos.

His interests include golf, model airplanes and working on his computer, but his favorite sport is tennis.

For 1-year term

MARIAN FIORI (753-3808)  
1708 West Schwartz Boulevard

Marian is retired from General Electric Company.

She and her husband, John, moved from Ohio to O.B.G. in April 1987.

Marian's hobbies are golfing, bowling, knitting, reading, bocce and shuffleboard - - to name but a few.

Each of the nominees feels it will be an honor to serve the P.O.A. as a member of the Board of Directors.

The primary objectives of the Board will be to establish a workable and harmonious relationship with management while protecting the best interests of the property owners.

IT IS EXTREMELY IMPORTANT FOR ALL MEMBERS TO SUPPORT THE P.O.A. BY PROVIDING A **QUORUM VOTE** FOR THE ELECTION OF THE BOARD OF DIRECTORS AT THE NOVEMBER 15th MEETING!



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(3)

## PROCEDURE FOR VOTING BY BALLOT

Chapter 723.078(1)(b) and Section 1 of Article XI of the P.O.A. bylaws require a quorum of a majority of members at any meeting at which a vote is to be taken.

The statute and the bylaws also provide for two methods of voting which will enable us to achieve the required majority for a quorum:

1) members present at the meeting vote by ballot, and

2) members who cannot attend the meeting vote by proxy.

**REMEMBER:** The majority referred to is **one-half of the membership households - plus one -** with one member per household voting.

### TO VOTE IN PERSON BY BALLOT:

a) Tear out this ballot and bring it to the Annual Meeting of Members on November 15th.

b) Be prepared to present your 1989 membership card before casting your vote.

**PLEASE NOTE:** the time of the meeting has been changed to **7:00 P.M.**

Members of the P.O.A. will be present on or before **6:00 P.M.** to afford you ample time to vote before the meeting is convened.

**TO VOTE BY PROXY, PLEASE SEE THE PROCEDURE ON THE REVERSE SIDE OF THE PROXY FORM.**

# BALLOT

This ballot is being executed for the purpose of electing each of the following nominees to the Board of Directors of the Orange Blossom Gardens Property Owners' Association, Inc. at the Annual Meeting of Members on November 15, 1989.

President . . . . . Eva Hawkins  
 Vice-President . . . Vincent Palmisano  
 Secretary . . . . . Dorothy Hokr  
 Treasurer . . . . . Dorothy Morehouse  
 3-year member . . . . Mary Loske  
 3-year member . . . . Jean Tuttle  
 2-year member . . . . George Lounsbury  
 2-year member . . . . Hugh Muir  
 1-year member . . . . Marian Fiori



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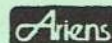
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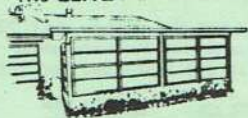
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## THE FUTURE OF THE P.O.A. DEPENDS ON YOU!

The officers, the Liaison Committee members and many other members have worked very hard to bring the P.O.A. this far.

Many hours went into obtaining the necessary signatures to re-charter our organization under Chapter 723. As a result, our Articles of Incorporation were amended in April of this year.

At almost the same time, P.O.A. members also undertook to obtain signatures of residents to protest the trail fees, and to designate a committee to meet with management to resolve the trail fees.

During the summer, the Bylaws Committee worked to draft our new bylaws, and they are up for adoption at our November meeting.

The Nominating Committee made every effort to find nominees who would be willing to devote the necessary time to serve on our new Board of Directors. Their election is also scheduled for our November meeting.

Now, where do you fit it?

- 1) You can **recruit** members.
- 2) You can **attend** our momthly meetings.
- 3) You can support our efforts **by voting** in person, or by proxy at our November meeting.
- 4) You can make whatever size **contribution** you can afford to the legal fund needed for our litigation.

**You are the P.O.A.** The success of the P.O.A. depends on your participation. The P.O.A. can only be as strong as its members.

We've come this far and all that remains to become a bona fide corporation under Chapter 723 is to adopt our new bylaws and to elect our new Board of Directors.

### NEW MEMBERS

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

<u>NAMES</u>	<u>UNIT</u>
M/M Carl Ange	12
Mr. James Athans	7
M/M Silvio Basso	10
M/M Kenneth Casey	12
Mr. C. G. Chandler	5
M/M Walter Cleary	8
M/M Andrew Drohen	8
Mr. David Feaganes	13
Ms. Bernadette Foder	3
M/M William Fohey	7
M/M Tom Gifford	13
M/M Harold Heller	12
M/M Jack Hilborn	11
M/M Arnold Krumm	10
M/M Vinnie Lia	9
Ms. Elizabeth Mudd and Roger Janke	10
M/M Orral Paul	8
M/M Burt Reynolds	13
M/M Edward Robinson	9
M/M Delmas Roy	8
M/M Harry Segerdell	12
M/M Ned Sogluizzo	10
Mr. Robert Thompson and Jean Burns	3
Mr. Victor Voner	6

Membership renewals and new memberships will be accepted at any time up to 7:00 P.M. at the Annual Meeting of Members on November 15.

Only members with 1989 membership cards will be admitted to the November meeting.

Join now or renew your membership now in order to have a voice in the only organization which legally represents you!



The preliminary draft of the bylaws was distributed among those members who were present at the October meeting.

The committee made a sincere and scrupulous effort to **include all the requirements of Chapter 723** and still **preserve the membership participation** we have always enjoyed.

The most difficult problem posed by the statute was the requirement of a **quorum** at meetings where certain matters are scheduled for a vote.

The Florida legislature could not have anticipated the possibility of a mobile home sub-division reaching the size of ours - - - resulting in a **hardship in getting a quorum of a majority of members** at a meeting.

To alleviate the hardship for all concerned, the bylaws provide for all matters requiring the vote of a quorum to be scheduled for **one meeting each year** - - - the annual meeting in November.

These matters would include: (1) the election of officers and other members of the Board of Directors; (2) amendments to the bylaws; and (3) consideration of a proposed annual budget.

A QUORUM CAN BE ACHIEVED, HOWEVER, BY A COMBINATION OF:

- a) members who attend the meeting in person, and
- b) members who vote by proxy.

We are suggesting the **bylaws be adopted as written**. Only by living with them for a year can a determination be made as to the need for additions, deletions or corrections!

Our bylaws must conform to the provisions set forth in Chapter 723 or they could be ruled invalid by the courts.

Any members who did not receive a copy of the bylaws may borrow one from the liaison committee member for your unit.

We ask those members who did receive a copy to share it with friends and neighbors who express an interest in reading it.

THE BYLAWS WILL BE CONSIDERED AS THE FIRST ORDER OF BUSINESS. ADOPTION OF THE BYLAWS, UNDER THE PRESENT BYLAWS, REQUIRES ONLY A VOTE OF 2/3 OF MEMBERS PRESENT.

## NOTICE OF ANNUAL MEETING

The annual meeting of the Orange Blossom Gardens Property Owners' Association, Inc. will be held **November 15th** in the O.B.G. Club House at **7:00 p.m.**

The purpose of the annual meeting is to adopt the new bylaws and for the election of the Board of Directors.

Any other routine business planned for this meeting will be postponed until a later date.

PLEASE NOTE THE CHANGE IN TIME! It was felt an extra half hour would allow sufficient time to conduct our annual business before the appearance of our litigation attorney, Chris Jayson.

REMEMBER it will be necessary to show your P.O.A. membership card to be admitted to this meeting and to vote.

Membership renewals and new members will be accepted for a period of one hour prior to the meeting.

## CONTRIBUTIONS TO LEGAL FUND

The response to our need for a contingency fund for legal fees has been most gratifying, but we have not reached our goal of \$50,000 as yet.

While we had hoped to have 1,000 members and residents contribute \$50 each, we realize some of our people might not be in a position to do so unless two or three payments could be made.

Some have contributed more than 50 dollars. Still others may only be able to contribute 10 - 20 or 30 dollars.

The bottom line is - - no contribution will be refused!

We are all in this together! Consider your contribution an investment in your future!



In preparation for litigation, President Hawkins has created a Documentation Committee and has appointed Pat Carter to chair the committee.

Specific information is needed on past services and amenities you previously were provided free of charge but for which you now must pay.

Also needed is a collection of O.B.G. advertisements showing the services and/or activities which management promised to residents without cost other than payment of maintenance fees.

Please contact Pat at 753-7658 or either of the following members of the committee: Al Jones (753-0036) and Rosemarie Dunn (753-0863).

**BEWARE!**

You can expect management to make every effort to avoid the consequences of litigation.

One tactic undoubtedly will be a continuing attempt to influence opinion in their favor and against the P.O.A.

It is possible they also will make promises to you - - individually and collectively - - as inducements to pull your support from the P.O.A.

You need only remember the broken promises of the past and ask yourself why management is so determined to prevent the P.O.A. from protecting your rights and your investments.

Recent cancellation of some proposed fees does not alter the fact they were contemplated. **Litigation must go forward** for there is no assurance these fees will not be reinstated and other fees initiated!

Either management believes all residents are financially able to absorb any charges they feel inclined to impose or they do not care about **your** financial circumstances - - - only **their own!**

- 9 - 2:00 P.M. - Executive Board Meeting  
1707 West Schwartz Boulevard
- 15 - 7:00 P.M. - Annual Meeting of Members  
O.B. G. Recreation Club House
- COME AND HEAR CHRIS JAYSON  
OUR LITIGATION ATTORNEY
- 30 - 9:00 A.M. - Liaison Committee Meeting  
Lady Lake Community Building

**IMPORTANT DATES FOR LADY LAKE AMERICAN LEGION  
POST 347 FOR NOVEMBER**

- 8 - 7:30 P.M. - Membership Kick-off Drive  
Lady Lake Community Building  
Serving bean soup and cornbread  
(Bill Podvin, Membership Chairman)
- 10 - 9:00 A.M. - Golf Tournament  
Water Oaks Country Club
- 10 - 1:30 P.M. - Golf Tournament Dinner  
Lady Lake Community Building  
Golf, dinner, fantastic prizes - \$30.00
- (Last date to sign up - November 7th)

**NEW LIAISON COMMITTEE MEMBERS**

We are sorry to report that, due to illness, William Rentz has found it necessary to resign as the Liaison Committee member for Unit 7.

Bill joined the committee in 1986, served as P.O.A. President in 1987, and continued on the committee for two more years.

He will be missed and we pray for his speedy recovery.

John Fiori has agreed to serve in Unit 7 and Ramona Geiger has accepted the Unit 11 post.

We welcome both to our ranks and look forward to working with them.





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MEMBERSHIP AND DUES

22

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**  
**(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]