



ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.

BULLETIN
OCTOBER, 1990

Jean Tuttle, Editor

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NOTE: Appointments have not been made as yet to the following committees: Negotiating and Publicity.

Any member who is interested in serving in the future as a member of any standing or special committee is invited to contact the President of the Board or any member of the Board of Directors.

Volunteers are the lifeblood of any organization; and we are doubly appreciative of the fact our volunteers are retirees who are giving up some of their leisure and activities time to help us!

Those of you who attended the September meeting of the Property Owners' Association know that on behalf of the P.O.A. I wrote a response to Mr. Schwartz's Person-to-Person Chat in the 9/13 issue of The Village Sun. The Editor, Bill Hirschi, stated in that issue he was interested in my answer and said: "You are welcome to respond either in your own Green Book, or in a letter to the editor of this publication." So I delivered my response to Ad Carpenter, the publisher of The Village Sun, who stated she would have to get approval and would call me. She called to tell me management refused to print my response.

I felt the misinformation contained in Mr. Schwartz's article was so blatant it demanded a reply. Since it was not published, we are including a copy of this reply for the benefit of those persons who could not attend the meeting.

P.O.A. meetings are open to non-member residents except for the November meeting which is closed because of election of officers. We may have to reconsider this policy because of the disruptive behavior of some of those guests who attended.

It was our understanding that Mr. Schwartz distributed, to selected O.B.G. residents and staff, a notice advising them that he would be arriving at the P.O.A. meeting at 6:30 p.m., an hour early, and he encouraged them to do likewise in order to get "prime seats." Seating in the tent is limited and as a result some of the P.O.A. members found themselves standing outside

the tent because some seats were taken by O.B.G. employees, C.I.C. members and residents from the west side of the highway. It would appear that the intent of his communication was to instigate conflict at the meeting. For example, recipients were encouraged to ask specific questions even one having to do with the amount of money the P.O.A. has collected in its legal fund.

As I have said, and I repeat, Mr. Schwartz will not stop in his efforts to destroy our independent P.O.A. He utilizes his paper and TV station to try to accomplish this goal. Regardless of all his resources, he cannot be successful if you stand firm in the belief that property owners' associations are created to protect the interest of the property owner and not the developer.

I am sorry that all of you members could not be at the meeting to hear Chris Jayson speak. He stated that we are still open to negotiations between our attorney and management's attorney, and he will continue to welcome any negotiations while our suit is progressing in the court. His talk was too lengthy to do it justice in this bulletin. If you care for more information, contact a board member on your liaison officer.

As in the past, any significant headway in negotiations will be brought to the membership for input. We are now in the discovery phase; we do not know how soon the court will act.

The judicial system in the United

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2 - PRESIDENT'S MESSAGE

States is what makes our democracy unique. No one has the right to deny the P.O.A. access to the court. We have great faith that the system works and that when we present our case, with the true facts, we will be victorious.

In closing, the September 21 Daily Commercial carried the headline:
"Saddam requests TV time in U.S."

NOTICE OF OCTOBER P.O.A. MEETINGS

Please accept the following schedule as your notice of October meetings.

4 - 9:00 a.m. - Liaison Committee
Lady Lake Community Building

10 - 7:30 p.m. - Executive Committee
of the Board of Directors
1707 West Schwartz Boulevard

17 - 7:30 p.m. - Board of Directors
to be followed by a
Meeting of Members
O.B.G. Club House, if available. If the Club House is not available, the meeting will be held in the tent with the following events scheduled:

The Nominating Committee will present a slate of candidates for the November election, followed by the nomination of eligible members from the floor.

A preliminary draft of proposed amendments to our bylaws will be presented for discussion. (See elsewhere for the second part of the Bylaws Committee's report.)

for rebuttal," and guess what? The White House said it would not try to block this. I cannot believe this. A person who heads a country that we are poised to go to war with is granted equal time and the P.O.A. in Orange Blossom Gardens is not!

Eva M. Hawkins

EVA M. HAWKINS
President

RAFFLE FOR P.O.A. LEGAL FUND

The P.O.A. will raffle off a beautiful hand-crafted lamp with all proceeds going to its legal fund. The lamp will be displayed and tickets will be available at the October 17 meeting and through officers and board members until the drawing at the November 21 meeting.

This is a 12½ pound lamp made with 21 shades of natural colored sands gathered in the states of Alabama, Mississippi, Georgia and Florida. The colors include shades of beige, gold, green, yellow, brown and pink and features male antlered animals. Of particular note is that one shade of green used has been cited by a Mississippi State Archaeologist as going back to the ice age, having been found under layers of shells buried over a million years ago.

The creator is an O.B.G. resident, a skilled craftsman of this art for 15 years. He estimates it took him 40 to 60 hours to make this lamp which he has so generously donated to be raffled off for the benefit of the P.O.A. Legal Fund.

PART II OF THE REPORT OF THE BYLAWS COMMITTEE

This will conclude the report of the Bylaws Committee's proposed bylaws amendments. A preliminary draft will be presented to the October meeting for discussion and to the November meeting for adoption.

1) To add a section to ARTICLE I to include the location of the Association as being in **The Villages of Orange Blossom Gardens, Silver Lake and Country Club Hills**, [Units One (1) through Thirteen (13)].

2) To amend Section 1 of ARTICLE III (Membership) to add "The Villages of;" and to delete, as unnecessary language, the provision which states O.B.G. employees are eligible for membership as they already are eligible as bona fide property owners.

To further amend ARTICLE III to provide October 1st as the date by which delinquent members must renew their memberships.

3) To amend Section 2 of ARTICLE VI (Membership Cards) to clarify the requirement for current membership cards to be shown for admittance to **annual or special meetings at which a quorum vote is required.**

4) To amend ARTICLE VII (Meetings) to comply with Chapter 723 which specifies meetings of the Board of Directors are open to members.

NOTE: The statute provides for only one meeting of members (the annual meeting). When the new bylaws were being prepared last year, the officers at that time wanted to continue the participation our members were accustomed to; so we provided for

joint meetings of the Board and members with our attorney's approval.

This year it was felt the conduct of these joint meetings needed to be explicitly set forth and the proposed amendment will do that.

a) All meetings of the Board of Directors will be held at 7:30 p.m. on the third Wednesday of the months in which meetings presently are scheduled.

b) After the meeting of the Board has been adjourned, the meeting of members will be convened.

c) The purpose of the annual meeting of members has been spelled out as follows: for the election of members to the Board, adoption of any proposed amendments to bylaws, and adoption of an annual budget.

d) Section 7 states meetings are open to all members and to property owners who are desirous of becoming members. The proposed amendment adds the exception of annual and special meetings which only members in good standing may attend.

5) Section 2 of ARTICLE IX (Minutes of Meetings) would be amended to delete the provisions for waiving the reading of minutes and to specify minutes from each preceding monthly, annual or special meeting to be read at each subsequent such meeting.

6) To amend Section 1 of ARTICLE XI (Quorums) to specify when a quorum vote of members is required by the statute and our bylaws.

To further amend Section 1 by adding the following paragraph in accordance with Robert's Rules of Order:

"At all other meetings, those members present shall be deemed to represent all members and may vote on matters other than those which require a quorum vote."

7) To amend Section 1 of ARTICLE XII (Voting Eligibility) by establishing dates by which new members and renewed memberships can be accepted to be eligible to vote at annual and special meetings.

8) To amend ARTICLE XIII (Voting Membership List) by specifying the meetings at which a list of eligible voters must be presented; and to include the provisions set forth in ARTICLE XII.

9) To amend Section 1 of ARTICLE XV (Voting by Proxy) to specify the meetings at which an eligible member may vote in person or by proxy.

10) To amend paragraph two (2) of

Section 2 of ARTICLE XVI (Nominating Committee) to add "The Villages of....." and to add membership in the Association for no less than one year as a requirement for eligibility for elective office.

11) To amend ARTICLE XVII (Board of Directors) to provide for election of five (5) directors in 1990 as follows: three (3) for a term of three (3) years; one (1) for a term of two (2) years; and one (1) for a term of one (1) year. Three (3) directors will be elected in subsequent years to fill vacancies of expired terms.

12) To amend Section 1 of ARTICLE XXIX (Annual Budget) to change the date for submitting a proposed annual budget to the Board of Directors from September 15 to the date of the Board's October meeting,

To further amend ARTICLE XXIX in Section 1 by changing the date of the bulletin in which the proposed budget will be published from October to November.

Respectfully submitted: Jean Tuttle, Chairman, Art Emerick, Mary Loske, Harold Walden and Irwin Wharton, members.

A REMINDER OF FORTHCOMING EVENTS AT OCTOBER AND NOVEMBER MEETINGS

OCTOBER

- 1) Presentation of proposed amendments to bylaws.
- 2) Presentation of the Nominating Committee's slate of candidates
- 3) The floor is opened to nominations.

NOVEMBER

- 1) Adoption of proposed bylaws amendments.
- 2) Election of Board members.
- 3) Adoption of an annual budget for 1991 and consideration of the need to increase membership dues.

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TO: The Residents of the Villages of Orange Blossom Gardens

FROM: Eva Hawkins, President, OBG Property Owners' Association

Re: Mr. Schwartz's written (Village Sun 9/13/90) and later
televised "Person-to-Person Chat"

While I dislike being drawn into a newspaper debate, I feel I am forced to correct some of the misinformation contained in this particular person-to-person chat by Mr. Schwartz. I have taken the liberty of responding in this article to what I feel are the most important topics in Mr. Schwartz's article. If you have any other questions, feel free to ask any officer in the POA for the answers.

The "Greenbook" as Mr. Schwartz calls it is delivered only to the homes on the east side of the highway in Units 1-13. The welcome to new residents was directed to recipients of the book. If there was any misunderstanding, I apologize.

The Orange Blossom Gardens Property Owners' Association was chartered as a non-profit corporation in 1989 under Chapter 723 of the Florida Mobile Home Law. Chapter 723 addresses the problems of mobile home owners. We became eligible under this law when we enrolled two-thirds of the property owners as members. At about this same time, OBG was planning to expand to the other side of the highway. We investigated and discovered that the plans included multiple housing and site built homes. It was felt by the POA that the problems that could arise on the west side of the highway would probably not be the same as ours and our organization was simply not equipped to handle the variety of problems and the huge numbers of people involved. Further check with the attorneys from Florida Mobile Home Association (Statewide) disclosed that only mobile homes and not site-built homes are included under Chapter 723. To the best of our knowledge, there are only a small number of mobile homes, with no additional mobile homes planned for the west side of the highway, the rest of the

houses are, and future homes will be, site built.

Because of these restrictions, the POA voted against expanding its membership to include those residents on the west side of the highway. We have been asked to assist and are most willing to help them organize their own property owners' association.

Mr. Schwartz states that, "I am wrong - dead wrong" when I say that management wants to take over the control of the POA and he talks about last November's election. While it is true that Mr. Schwartz did not attend the CIC meeting where the members were told they must mount a slate of candidates in opposition to those nominated by the members of the POA, his son, Gary Morse; OBG's attorney, Dewey Burnsed; and Mark Morse conducted the meeting. Not only did Mr. Schwartz endorse those candidates, he underwrote the total expense of their campaigns. This of course had been promised to them at the aforementioned meeting. Further, Mr. Schwartz with his personal check paid for memberships which were attached to the proxys for his slate. Some of the people on that slate were not even members of the POA and two of them were not eligible to hold office because they were employed by Orange Blossom Gardens.

Mr. Schwartz says that, "The challengers had their attorney, Cecilia Bonifay" It would be interesting to discover who hired Ms. Bonifay and who paid her fee! We have been unable to find any of the candidates who either arranged for her to represent them or who paid for her services.

Before this attempt to control the POA, do you recall Mr. Schwartz's buy-back of your membership in the POA? In an effort to dilute the strength of the POA, he promised his personal check for \$6.00 to people who would renounce their POA membership. There was not much response to Mr. Schwartz's offer in the Sun. I'm still chuckling because I do know one resident who was not a member of the POA who filled in the form and received a \$6.00 check from Mr. Schwartz. I feel that the buy-out, the buy-in and his own slate of officers is attempting to control the POA and I don't think I'm "dead wrong".

Mr. Schwartz makes much of the fact that the Property Owners' Association will be submitting to the membership, for its approval, amendments to the bylaws. These amendments are necessary to bring us into full compliance with Chapter 723. Others are changes that just make common sense, for example, we feel, even if Mr. Schwartz doesn't, that to be a candidate to elective office in the POA a person should be a member for at least one year. We don't think that is unreasonable.

Mr. Schwartz states that management "did negotiate the grievances with the POA"; this is not true. Management continually refused to meet with the officers of the POA and after exhausting every other means to negotiate, we were forced to engage an attorney. Then and only then were any negotiations conducted. The R.V. package that Mr. Schwartz mentioned was the third attorney-to-attorney proposal. The POA did accept that portion of the negotiations as being fair. Mr. Schwartz said we refused his offer of the free R.V. parking area. Not true!

There had been considerable attorney-attorney negotiations of the trail fees for the executive golf courses. First management offered to cancel the trail fees on the Silverlake course with the condition that they would be reinstituted after four years and trail fees would still be imposed on the Hilltop course. This was, and is still not acceptable because some residents were promised and did enjoy the use of their own carts with no fees attached on both executive courses. Further, the numbers of people eligible to play "free golf" could not be accommodated on just the Silverlake course. Then management offered to eliminate cart fees on Silverlake to all residents whether they were promised this or not but still insisted on retaining cart fees on Hilltop. This offer would further congest the Silverlake course to the point that being free wouldn't mean anything when the numbers are such that you can't get on the course to play. We still insist that the numbers of residents who want to play the "free golf with no trail fee", which was promised them, cannot be accommodated on just the Silverlake course. We hope that Mr. Schwartz will extend free golf with no trail fees on both executive courses to

all residents. We have not demanded this because, since last summer, new residents purchased property and homes with the foreknowledge that there were trail fees, therefore, our position was that we had no legitimate complaint on behalf of these new residents. Those residents coming in before last summer were told personally and read in the OBG advertisements that you could own your own cart and there were no trail fees to drive them on the executive golf courses.

I have tried to cover the most important topics that Mr. Schwartz spoke of in his person-to-person chat last week. Again, i dislike being put in a position where I felt I had to engage in this kind of newspaper debate; but some of the things that Mr. Schwartz said were so outrageous I had no choice.

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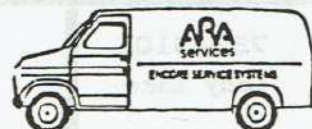
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Highway 27/441 753-4544 Lady Lake

EDITORIAL COMMENTS

I would like to dispel the effect of misleading statements made on OBG-TV and in The Village Sun last month.

Members present at a meeting **DO** represent all members according to Robert's Rules of Order. They may vote on any matters brought before the meeting with the exception of those matters which both our by-laws and the statute state shall require a quorum vote.

There are two reasons why all residents on both sides of the highway cannot be P.O.A. members:

- 1) The statute says: "The Association shall have no member or shareholder who is not a bona fide owner of a mobile home located in the park."

A majority of the homes on the west side of the highway will be site-built homes, and there also will be multi-family units there. The result will be a different set of problems the P.O.A. is not, by statute, constituted to handle.

- 2) O.B.G. has yet to build a facility to accommodate the present - - let alone the projected population. Hawthorne of Leesburg's 1,169 residents enjoy a club house which will seat approximately 2,000!

We did **NOT REJECT** management's offer of conditional and short-term settlement of our grievances. We **HELD OUT** for restoration of the services lost when management broke the promises made when we purchased our homes.

Our "tight-knit minority" is composed of dedicated people who sacrifice a lot of their leisure time to gain fair treatment in behalf of all residents and to achieve our goal of peaceful co-existence. On the other hand, the management-sponsored C.I.C. is composed of 24 people who have never stood for election by the residents.

Picketing, a universal tool for protesting issues, did **NOT** de-value our manufactured homes. The economy and placing site-built homes among them are the more likely reasons.

It was necessary to establish a cut-off date of October 1 for accepting new and renewed memberships to allow ample time to prepare a list of eligible voters for the November election. Not to "keep outsiders from voting" although I know of no corporate or fraternal organization which allows "outsiders" to vote!

Nor did we expand eligibility requirements for elective office to keep "new guys" from running for office. Any resident of two or more years with legitimate interest in seeking office would not wait until the day of election to join.

Ask yourself what management's motive is for trying to undermine the P.O.A. Dislike for one or more members is not sufficient reason. Could it be their intent is to protect and promote their best interests - - not yours? Please think about it!

To quote Ruth Boorstin, "**Be bold in in what you stand for and careful of what you fall for.**"

Organized in November 1975, the P.O.A. rented space at the Weirsdale Presbyterian Church until December 1978 when permission was granted to meet in the O.B.G. Club House.

In 1977, the officers and members had the foresight to establish the **P.O.A. BLOOD BANK PROGRAM** through the Leesburg Blood Bank. Originally established for the benefit of residents, the program was expanded at a later date to include O.B.G. employees.

As you know, this is an on-going program with drives scheduled three to four times annually and, thus far, the program has managed to meet the needs of residents for blood.

The publication of a News Bulletin was begun in 1978 with delivery to every home. Then, as now, part of the cost was defrayed by advertisements. Some changes in format and size have been made, but the purpose remains the same - - to keep members and residents informed.

Over the years, the P.O.A. has been able to resolve problems in behalf of residents. Some of our accomplishments involved the following:

fire protection; improved communication between local police and fire departments and security; the installation of street lights; improved water quality; a needed increase in the annual water usage allowance for Units 1 and 2; an improved park telephone directory as the result of our complete census; purchase of a public address system; by obtaining an agreement for the P.O.A., other groups and individual residents to have use of

the Club House; helped to defeat zoning of a proposed Half-way House adjacent to O.B.G. property; obtained refunds of Surtax, Documentary Stamp Taxes, and Sales Tax on water-sewage bills; and obtained the right of employees to become members.

Members formed a Volunteer Fire Department and provided oxygen to residents in emergency situations.

In 1978, the P.O.A. became a membership unit of the Federation of Mobile Home Owners of Florida, Inc. (**FMO**) which lobbies in behalf of mobile home owners at all levels of government.

As Orange Blossom Gardens grew, the function of the P.O.A. expanded to keep pace with the needs of residents.

Thus, in 1989, the requirements to re-organize under Chapter 723, the Mobile Home Act, were met. This gave the Association the right to represent the mobile home owners in all matters relating to the statute.

The first action taken under Chapter 723 was to postpone the institution of trail fees for three months due to lack of proper legal notice. Once proper notice was given, signatures were obtained to protest the loss of this and other services.

When efforts to negotiate failed, the P.O.A. had no choice but to go to court to resolve grievances. It is our hope, however, management will re-open the door to a peaceful negotiation in the best interests of all concerned.

SURVEY OF MAIL DELIVERY PREFERENCE

Twice now in the last month or two there have been articles in the newspaper related to the delivery of mail in O.B.G. Gary Morse has indicated in the press he would cooperate if the majority of residents are unhappy with the present system.

Since the P.O.A. Bulletin is delivered to all homes on the east side of the highway, we decided to ask all of you, P.O.A. members and non-members alike, whether you are happy with the delivery system as it is, or whether you want it changed to home delivery.

Please return this form either to a P.O.A. Board Member or your Liaison Officer or bring it to the October 17th meeting.

_____ In favor of maintaining mail delivery as it currently exists. (Yes or No)	_____ In favor of individualized home delivery of mail. (Yes or No)
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Comments: _____

Name: _____ Address _____

NEW REFRESHMENTS COMMITTEE

After 12 years of dedicated and flawless service, the present Refreshments Committee members have asked to be "retired."

There is no way, in a few simple words, to express our appreciation to Eleanor Dudek and her committee for the faithful service rendered over the years; but we offer our sincere thanks to Eleanor, Alma Dyer, Helen Gorrell, and Ruth Vlaun. We hope you will enjoy many more years of retirement in O.B.G.

Beginning with the October 17th meeting, the following members will serve as the new Refreshments Committee:

Mary Campbell will serve as the chairperson with Ruth Possovan, Vi Tranchida and Johnnie Wilson as members. We welcome you aboard, ladies!

Refreshments are served after each P.O.A. meeting. All persons in attendance are welcome, and any donation toward the expense is always welcome!

"PICTURE" THIS!

If you look like the photo on your driver's license, you may not be well enough to drive!



PLEASE
CLIP
THE SURVEY FORM ON
THE REVERSE SIDE
TO INDICATE YOUR
MAIL DELIVERY PREFERENCE!

The Board of Directors of the Orange Blossom Gardens Property Owners' Association, Inc. meets with members in the Recreation Club House at 7:30 p.m. on the third Wednesday of the nine (9) months of September through May.

All meetings - - except annual or special meetings - - are open to all residents of The Villages of Orange Blossom Gardens, Silver Lake and Country Club Hills. (Units 1-13)

Only members in good standing are admitted to the November meeting at which members vote to elect members to the Board of Directors and to adopt amendments to the bylaws, if any have been proposed.

The Board of Directors meets as an Executive Committee at 7:30 p.m. on the second Wednesday of each month at 1707 West Schwartz Boulevard.

The Liaison Committee meets at 9:00 a.m. on the first Thursday of each month at the Lady Lake Community Building.

The dates of these meetings are listed below from September 1990 through August 1991.

	<u>Board of Directors</u>	<u>Executive Committee</u>	<u>Liaison Committee</u>
Sept.	19	12	6
Oct.	17	10	4
Nov.	21	14	1
Dec.	19	12	6
Jan.	16	9	3
Feb.	20	13	7
Mar.	20	13	7
Apr.	17	10	4
May	15	8	2
June	--	12	6
July	--	10	4
Aug.	--	14	1

Any changes in dates of meetings of the Executive Committee or the Liaison Committee will be noted in future issues.

MEMBERSHIP and 1990 DUES

As the legal representative of property owners under Chapter 723 (The Mobile Home Act), we cordially extend an invitation to all property owners (Units 1-13) to join the Orange Blossom Gardens Property Owners' Association, Inc. (P.O.A.)

ALL RENEWALS ARE DUE JANUARY 1st EACH YEAR.

You may send your check or cash to:

DOROTHY MOREHOUSE, TREASURER
1640 West Schwartz Boulevard

Beginning in 1990, our custom of pro-rating dues to new members at 50¢ per month will apply only to new residents who join during the year.

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

The current rate of \$6.00 per calendar year per household will be due from all other new members and for membership renewals.

You may also pay your dues at any P.O.A. meeting.

If paying by check, please make it payable to the O.B.G. Property Owners' Association.

Please complete the following form and include it with your payment (whether a new membership or a renewal).

MEMBERSHIP FORM (please print)

Name(s) _____

Address _____ Unit _____ Phone 753-_____

I (we) hereby consent to membership in the Orange Blossom Gardens Property Owners' Association, Inc. pursuant to the provisions of Chapter 723 (The Mobile Home Act).

_____ New _____

_____ Renewal _____

_____ Reinstated _____

Signature(s) _____

FOR P.O.A. Amount paid \$ _____ by _____ cash _____ check

USE ONLY Membership card issued _____ yes _____ no