



ORANGE BLOSSOM GARDENS  
PROPERTY OWNERS' ASSOCIATION, INC.

BULLETIN  
NOVEMBER 1990

Jean Tuttle, Editor

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Unit 11	RAMONA GEIGER	753-8044
Unit 12	HAROLD HELLER	753-9154
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Chaplain	REV. LEE OLIVER	753-7105
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CHAIRPERSONS OF STANDING COMMITTEES

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Bulletin Delivery	LEO HAWKINS	753-4838
Bylaws Committee	JEAN TUTTLE	753-3610
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Liaison	TERRI BERUBE	753-5314
Membership	GLORIA HASEL	753-3162
Negotiating	EVA HAWKINS	753-4838
	VINCENT PALMISANO	753-0375
	DOROTHY MOREHOUSE	753-0475
	JEAN TUTTLE	753-3610
	ART EMERICK	753-7459
	CARL DIEHL (alternate)	753-5394
Nominating	MIKE GRAY	753-0988
P.O.A. History	VIRGIL COBURN	753-3467
	JOHNNIE WILSON	753-3512
Procedures Manual	MARY LOSKE	753-5242
Publicity	Volunteer needed	
Refreshments	MARY CAMPBELL	753-2605

CHAIRPERSONS OF SPECIAL COMMITTEES

Community Assistance	GLEN SWINDLER	753-4635
Documentation	PAT CARTER	753-7658



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MESSAGE FROM P.O.A. PRESIDENT EVA HAWKINS

It doesn't seem possible a whole year has gone by and we will be holding elections this month. I have again accepted the nomination for president and feel honored at having been asked. We have an excellent slate and, since there were no nominations from the floor, you will be served by some of the finest, most dedicated people I know.

Even though there is no contest in the election of officers, in order to elect we must have a majority of the members voting or we will not have attained a quorum for this vote.

We are also presenting some bylaws changes. To pass these changes we must have a majority of our members voting to attain a quorum. The bylaws committee members have worked long and hard to bring our bylaws into compliance with the law and to clean up some of the language.

Our next meeting falls on Thanksgiving Eve and many of you will be busy with company or travel. If you are not able to attend the meeting to cast your vote, please vote by proxy. You will find a proxy ballot in this bulletin.

The hot topic of conversation in O.B.G. is the rash of burglaries we have had and the residents' concern with security.

O.B.G. management has stated that "security" is their second biggest expense to come out of our maintenance payments. Many of us have always realized that the security we

are given by management is at best minimal. The sales pitch has been so successful, however, that often when a crime occurred in the Gardens, people called security instead of the police. With the most recent rash of thefts, the truth of the state of security has become evident. Gary Morse has admitted that the gate attendants cannot stop anyone from entering the Gardens.

What we actually have at the gates are information booths for visitors since most of us know exactly where we live. It would seem that the one half million dollars that management purports to be spending on this kind of security could be utilized in an area that would benefit the residents more effectively. Another result of management's excellent selling of the security of the park is that many of our residents feel they are not really a part of Lady Lake but a self-contained community. We acted so much in this vein that Lady Lake authorities reacted by rarely being in the Gardens. Very few police cars were visible on routine patrol; mainly they responded only when called. Since the thefts, they have patrolled, responded when the emergency vehicles enter the Gardens, etc. This coverage must be an on-going thing!

We must insist that the town and the county give us our fair share of their police time. We do pay a goodly portion of the taxes that Lady Lake collects and also provide a good share of the county's income.



2 - P.O.A. PRESIDENT'S MESSAGE

In addition, we must be good neighbors and if we see anything suspicious, we should call the appropriate police agency. If you think a crime is occurring or about to occur, call 9-1-1.

I don't know if management's steering committee is going to be able to add to our security. We welcome any real measures management provides, but we must never become as complacent as we have been in the past.

SECURITY SEMINAR SCHEDULED

TO: ALL RESIDENTS IN ORANGE BLOSSOM GARDENS

The November 21st meeting of the P.O.A. is closed because of elections. However, we know that everyone is concerned about the recent burglaries in the Gardens, so we have decided to open the doors immediately after the meeting, at 8:30 p.m., so that all residents can attend our program that evening.

Among those participating will be:

BRUCE DAVIS	- - - - -	Davis Security Systems
DICK HUFFER	- - - - -	Alarm Detection, Inc.
CARL MARTIN	- - - - -	Martin's Locksmith
JON CARAVELLA	- - - - -	Jon's Handyman Lock Service
SGT. LARRY CONNIFF	- - - - -	Sheriff's Department
SGT. ED MATHANSON	- - - - -	Lady Lake Police

Please come and take advantage of the knowledge these men have to impart.

Remember, if you are going to be away, vote by proxy and leave your proxy with your liaison officer or a neighbor who will be attending the meeting. If you are in town, please attend this most important meeting.

Have a safe and happy Thanksgiving!

*Eva M. Hawkins*

EVA M. HAWKINS  
President

## P.O.A. NOMINATING COMMITTEE REPORT

At the October 17th P.O.A. meeting, Mike Gray, as chairman of the P.O.A. Nominating Committee, submitted the following slate of six (6) 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	Marian Fiori
Treasurer	Dorothy Morehouse

For the two (2) vacancies on the Board for three-year terms:

Art Emerick  
Dorothy Hokr

Following presentation of the Nominating Committee's slate, President Hawkins declared the meeting open for nominations from the floor. There being no other nominations, nominations were closed and the members voted unanimously to accept the nominees submitted by the committee.

### **THE P.O.A. ELECTION IS SCHEDULED FOR THE ANNUAL MEETING OF MEMBERS ON NOVEMBER 21ST.**

Members who cannot attend this important meeting may use the proxy form which has been provided in the center of this bulletin.

This election is very important and we urge members to exercise their right to vote!

## NOTICE OF NOVEMBER P.O.A. MEETINGS

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

1 - 9:00 a.m. - **Liaison Committee**  
Lady Lake Community Building

14 - 7:30 p.m. - **Executive Committee of the Board of Directors**  
1707 West Schwartz Boulevard

21 - 7:30 p.m. - **Annual Meeting of Members**  
O.B.G. Recreation Club House

### **SCHEDULE OF EVENTS FOR THE ANNUAL MEETING OF MEMBERS**

- 1) Election of Officers and Board Members
- 2) Adoption of proposed bylaws amendments
- 3) Adoption of annual budget

Followed by an open meeting for the purpose of conducting a **security seminar** which is scheduled for 8:30 p.m. All residents are welcome.

### NEW UNIT 2 LIAISON COMMITTEE MEMBER

Appointment of a new liaison committee member to represent residents in Unit 2 was announced at the meeting of October 17th.

Dorothy P. Davis will replace Kitty Mann who has served us well in this position in spite of persisting physical problems.

Every position on our team is filled as we begin our 16th year! Welcome aboard, Dorothy.



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ANNUAL P.O.A. BUDGET

The following report of anticipated expenses and income for the fiscal year of September 1, 1990 through August 31, 1991 has been approved by the Board of Directors and is being submitted to the membership for adoption by a majority of members present at the Annual Meeting of Members to be held on November 21st.

ANTICIPATED EXPENSES:

Printing (bulletins, stationery and special)	\$10,800.00
Office Expense	1,000.00
Meeting Expense (refreshments and sound system)	550.00
Insurance (bond)	115.00
Legal Expense	1,000.00
Blood Bank Program Expense	150.00
Donations	100.00

TOTAL ANTICIPATED EXPENSES	\$13,715.00
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ANTICIPATED INCOME:

Advertising	\$5,175.00
Interest	900.00
Dues (1,367 x \$6.00)	8,202.00

TOTAL ANTICIPATED INCOME	\$14,277.00
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The anticipated income from dues is based on 1,367 members. If we cannot maintain and/or increase that number, and if the number of bulletins printed continues to increase, an adjustment of the annual dues will be considered, subject to the approval of a majority of members present.

Respectfully submitted,

*Dorothy Morehouse*  
Dorothy Morehouse  
Treasurer

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PROPOSED AMENDMENTS TO P.O.A. BYLAWS

The following are the proposed amendments to the P.O.A. bylaws which are scheduled for adoption (or rejection) at the November 21st annual meeting of members.

LEGEND: Solid underscoring - headings or emphasis  
Word underscoring - new language  
~~Strikethrough words~~ - deleted language

**ARTICLE I - NAME, ADDRESS AND LOCATION** (To amend by adding Section 3 to provide for an updated location of the Association.)

Section 3. The location of the Association shall be in the Villages of Orange Blossom Gardens, Silver Lake and Country Club Hills, otherwise known as Units One (1) through Thirteen (13).

**ARTICLE III - MEMBERSHIP** (To amend Section 1 by adding "The Villages of ....." and to delete, as unnecessary language, "including employees ....." as they are eligible for membership by virtue of owning property. To amend Section 2(c) to state how long members of a previous calendar year will be carried on the membership rolls.)

Section 1. All bona fide owners of property in The Villages of Orange Blossom Gardens, Silver Lake and Country Club Hills, otherwise known as Units One (1) through Thirteen (13) in Orange Blossom Gardens, Lady Lake, Lake County, Florida, including employees of Orange Blossom Gardens, Orange Blossom Hills, Inc. or its management groups shall be eligible for Association membership upon payment of appropriate dues.

c) members whose dues were paid for the previous calendar year shall be carried on the membership rolls ~~for~~ no later than October 1st of the current year; but such members shall not be eligible to vote until dues are paid for the entire current year.

**ARTICLE IV - MEMBERSHIP DUES** (To amend Section 3 by changing the year to 1990 when consideration will be given to adjustment of annual dues.)

Section 3. The amount of annual membership dues for each subsequent year shall be determined at the annual meeting of members in November after presentation and adoption of an annual budget, beginning with the year 1989 1990.



**ARTICLE V - RESIGNED OR DELINQUENT MEMBERSHIPS** (To amend Section 1 to delete the words "upon request" as unnecessary language.)

Section 1. Delinquent or resigned memberships may be reinstated ~~upon request~~ by payment of all past and current dues.

**ARTICLE VI - MEMBERSHIP CARDS** (To amend Section 2 to clarify wording and add special meetings as a time when membership cards will also be required for admittance.)

Section 2. Members shall be required to show a current membership card for admittance to ~~any meeting at which a vote is to be taken~~ the annual meeting of members and any special meeting at which a quorum vote is required.

**ARTICLE VII - MEETINGS** (To provide clearer language regarding meetings and to delete all references to joint meetings as unnecessary since Board meetings are open to members. To re-number Sections 4, 5 and 6 as Sections 3, 4 and 5, respectively, and to delete Section 7 and insert a new Section 6.)

~~Section 1. Annual meetings of members shall be held on the third Wednesday in the month of November each year beginning with the year 1990, following adoption of these bylaws under the provisions of the previous bylaws.~~

Section 1. Meetings of the Board of Directors shall be held at 7:30 p.m. on the third Wednesday of the eight (8) months of December, January, February, March, April, May, September and October each year and at such other times as the Board may deem necessary.

~~Such joint meetings~~ These meetings may, in addition to action taken by a majority vote of the Board of Directors, provide a forum for discussion of comments and complaints of members and for the dissemination of information pertinent to the objectives of the Association as set forth in these bylaws.

~~Section 2. Annual meetings of the Board of Directors shall be held immediately following each annual Association meeting of members, beginning with the year 1989.~~

Section 2. The annual meeting of members shall be held with the meeting of the Board of Directors on the third Wednesday of the month of November, beginning with the November 1990 meeting.

The purpose of the annual meeting of members shall be for the adoption of amendments to the bylaws, if any have been proposed, the election of ~~officers~~ and other members to the Board of Directors, adoption of an annual budget, and for the transaction of such other business as may come before the meeting.



3 - PROPOSED AMENDMENTS TO P.O.A. BYLAWS

ARTICLE VII - MEETINGS - continued

*Section 3/ All other meetings of the Board of Directors and meetings of members shall be held jointly at 7:30 p.m. on the third Wednesday of eight (8) months of December, January, February, March, April, May, September and October, beginning with the December 1989 meeting.*

Section 43. Special meetings for any purpose, unless otherwise prescribed by statute, may be called by the President, or by a majority of the Board of Directors, or shall be called by the President or Secretary upon written request of ten (10) per cent of the voting members eligible to vote.

(Section 5 was re-numbered to read Section 4, and Section 6 was re-numbered to read Section 5; and the third paragraph of Section 5 was amended to read as follows:)

The Board of Directors may, at its discretion, elect to schedule a social event for Association members and guests; and, if such event is to be held in the Orange Blossom Gardens Recreation Club House, *one of the eight (8) any* regularly scheduled meeting dates may be set aside for such purpose.

*Section 7/ Meetings are open to all members in good standing and to property owners who are desirous of becoming members.*

Section 6. Except for annual and special meetings when members are required to show a current membership card for admittance, meetings are open to all members and to property owners in the Villages of Orange Blossom Gardens, Silver Lake and Country Club Hills who are desirous of becoming members.

ARTICLE IX - MINUTES OF MEETINGS (To amend Section 1 to provide for combined minutes and the effective date of this provision. To amend Section 2 to eliminate waiver of reading minutes and to clarify when minutes are read.)

Section 1. The minutes of all meetings of ~~members~~ the Board of Directors meeting with members shall be combined, beginning with the ~~first~~ annual meeting of members ~~and of the with the Board of Directors~~, following adoption of amendments to these the bylaws in November 1989 1990.

Section 2. ~~Unless the reading of minutes is waived, minutes~~ Minutes from each preceding monthly, annual or special meeting shall be read at the following monthly, annual or special meeting.

ARTICLE X - CONDUCT OF MEETINGS (To amend Section 4(d) to delete waiver of reading of minutes; and to amend Section 4(g) by deleting the words "officers and or" to conform to another proposed amendment.)



**ARTICLE X - CONDUCT OF MEETINGS** - continued

Section 4. The order of business of all annual meetings, and as far as practical at other meetings, shall be as follows:

- a) Call to order
- b) Roll call
- c) Proof of notice of meeting (or waiver of notice)
- d) Reading of minutes of previous meeting ~~unless waived~~
- e) Report of officers
- f) Report of committees
- g) Election of ~~officers and of~~ directors (if an election is to be held)
- h) Unfinished business
- i) New business
- j) Motion to adjourn

**ARTICLE XI - QUORUMS** (To amend Section 1 to specify which meetings require a quorum and which do not. To amend Section 2 to substitute the word "eligible" to vote for the word "entitled" to vote.)

Section 1. The presence in person or by proxy of a majority of members ~~entitled~~ eligible to vote shall be required for the purpose of constituting a quorum at any annual or special meeting at which a vote is to be taken to adopt amendments to bylaws and to elect members to the Board of Directors, but a ~~quorum shall not be required at other meetings.~~

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.

Section 2. Decisions shall be made by a majority of members represented at a meeting at which a quorum is present; and the affirmative vote of members present and ~~entitled~~ eligible to vote shall be the act of the Association.

**ARTICLE XII - VOTING ELIGIBILITY** (To amend Section 1 and insert a new Section 2 to establish when renewed and new memberships will be accepted to be eligible to vote at annual and special meetings. To re-number Sections 2, 3 and 4 as Sections 3, 4 and 5, respectively, and to amend Section 3 to substitute the word "eligible" to vote for the word "entitled" to vote.)

Section 1. Any member whose membership dues are unpaid for the current year shall ~~not be required to renew membership no later than~~ October 1st to be eligible to vote at any the annual meeting in November ~~at which a quorum vote is to be taken required.~~

Nor will such delinquent member be permitted to renew membership on the date of any special meeting at which a quorum vote is required.



## PROCEDURE FOR VOTING

The bylaws of the Orange Blossom Gardens Property Owners' Association, Inc. require a quorum of a majority of members to vote at annual meetings to adopt proposed amendments to the bylaws and to elect officers and members to the Board of Directors.

Two methods of voting are provided for 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 21st.

b) Be prepared to present your 1990 membership card before casting your vote.

P.O.A. members will be present on or before 6:30 p.m. to afford you ample time to vote before the meeting is convened at 7:30 p.m.

### TO VOTE BY PROXY:

Please refer to the instructions which appear on the reverse side of the Proxy Ballot.

You may also mail your proxy to the Association's Secretary as follows:

Mrs. Dorothy Hokr  
1621 Lauren Lane



**BALLOT**

This ballot is being executed for the purpose of electing the following nominees as officers and members of the Board of Directors of the Orange Blossom Gardens Property Owners' Association, Inc. and for the adoption of proposed amendments to the Association's by-laws at the annual meeting of members on November 21, 1990.

(1) ELECTION OF OFFICERS AND BOARD MEMBERS

President . . . . . Eva Hawkins  
Vice-President . . . . Vincent Palmisano  
Secretary . . . . . Marian Fiori  
Treasurer . . . . . Dorothy Morehouse  
Board of Directors:  
Three-year term . . Art Emerick  
Three-year term . . Dorothy Hokr

\_\_\_\_\_ For \_\_\_\_\_ Against


(2) CHANGES IN BYLAWS (proposed changes listed elsewhere in bulletin)

Article:	For:	Against:
I	_____	_____
III	_____	_____
IV	_____	_____
V	_____	_____
VI	_____	_____
VII	_____	_____
IX	_____	_____
X	_____	_____
XI	_____	_____
XII	_____	_____
XIII	_____	_____
XV	_____	_____
XVI	_____	_____
XVII	_____	_____
XVIII	_____	_____
XX	_____	_____
XXIV	_____	_____
XXV	_____	_____
XXVII	_____	_____



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13

PROXY BALLOT

I, a member of the Orange Blossom Gardens Property Owners' Association, Inc., appoint the Secretary of that Association as my proxy to attend the 11-21-90 P.O.A. meeting and any adjournments or further meetings held within ninety (90) days after that date, with full power to vote and act for me to the extent that I might were I personally present.

I ask that the Secretary vote as follows:

(1) ELECTION OF OFFICERS AND BOARD MEMBERS

President . . . . . Eva Hawkins  
Vice-President . . . . . Vincent Palmisano  
Secretary . . . . . Marian Fiori  
Treasurer . . . . . Dorothy Morehouse  
Board of Directors:  
    Three-year term . . . . . Art Emerick  
    Three-year term . . . . . Dorothy Hokr

All of the above as duly placed in nomination at the 10-17-90 meeting of the Property Owners' Association:

\_\_\_\_\_ For \_\_\_\_\_ Against

(2) CHANGES IN BYLAWS (proposed changes listed elsewhere in bulletin)

Article:	For:	Against:	Article:	For:	Against:	Article:	For:	Against:
I	_____	_____	IX	_____	_____	XVII	_____	_____
III	_____	_____	X	_____	_____	XVIII	_____	_____
IV	_____	_____	XI	_____	_____	XX	_____	_____
V	_____	_____	XII	_____	_____	XXIV	_____	_____
VI	_____	_____	XIII	_____	_____	XXV	_____	_____
VII	_____	_____	XV	_____	_____	XXVII	_____	_____
			XVI	_____	_____			

I also grant the Secretary authority, within the time frame listed above, to vote in my stead on any further matters coming before the membership that may require a quorum for acceptance or rejection.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

Dated: \_\_\_\_\_

Address: \_\_\_\_\_

(Please see instructions on other side.)



It is extremely important that P.O.A. members who cannot attend the November 21st meeting vote by proxy because, for the election and change of bylaws, a majority of eligible voters must vote. A quorum is necessary!

Please fill out the proxy ballot on the reverse side and hand-deliver or mail it to your liaison officer before November 21st.

Unit 1	Arnold Trempler	48 Aloha Way
Unit 2	Dorothy P. Davis	915 Aloha Way
Unit 3	Glen Swindler	810 Rose Apple
Unit 4	Marvin Jackson Patsy Jackson	424 Tarrson
Unit 5	Jim Macheel	706 Devon
Unit 6	Mary Vito Bill Podvin	779 Matthew 436 Tarrson
Unit 7	John Fiori	1708 W. Schwartz
Unit 8	Terri Berube	825 Hibiscus
Unit 9	Jack McCarthy	2554 St. Andrews
Unit 10	Frenchie Degre	1712 E. Schwartz
Unit 11	Ramona Geiger	609 St. Andrews
Unit 12	Harold Heller	3230 Palmetto
Unit 13	Mitzie Baigert	1146 Paradise



**ARTICLE XII - VOTING ELIGIBILITY** - continued

Section 2. To be eligible to vote at the annual meeting in November, new memberships must be received no later than October 1st each year; and no new memberships will be accepted at any special meeting at which a quorum vote is required.

**ARTICLE XIII - VOTING MEMBERSHIP LIST** (To amend Sections 1 and 2 to substitute the word "eligible" to vote for "entitled" to vote; to delete the word "officer;" to specify when the list is to be compiled; and to establish its use at annual and special meetings; and, for conformity, to specify cut-offs for new and renewed memberships.)

Section 1. The Secretary, or ~~officer~~ member in charge of the membership rolls, shall compile an alphabetized list of members ~~entitled~~ eligible to vote prior to ~~any meeting at which a vote is to be taken~~ the annual meeting in November and any special meeting at which a quorum vote is required. ~~and the~~ The list shall be produced at such meetings and made available for inspection by members and shall be used by the Balloting Committee to determine the validity of proxy votes.

The voting membership list shall be ~~attended by insertion of the names of the new members~~ compiled based on new and renewed memberships received no later than October 1st each year. ~~except that none shall be inserted after the meeting has been convened~~

Section 2. Property owners may join the Association and members may renew memberships at any time prior to the convening of a meeting ~~at which a vote is to be taken~~ except at the monthly meeting in October, the annual meeting in November, and at any special meeting which requires a quorum vote.

**ARTICLE XV - VOTING BY PROXY** (To amend Section 1 by substituting the word "eligible" to vote for the word "entitled" to vote and adding any special meetings to annual meetings when a member may vote by proxy. To amend the second paragraph of Section 2 by deleting the words "officer or other" and changing the plural of member to singular.)

Section 1. Any member in good standing who is ~~entitled~~ eligible to vote but cannot attend an annual or special meeting at which a vote is to be taken quorum vote is required may exercise his right to vote by filing a written proxy with the Secretary of the Association prior to the specific meeting date.

Proxy forms also shall be available to members from any ~~officer or other~~ members of the Board of Directors.



**ARTICLE XVI - NOMINATING COMMITTEE** (To amend Section 1 by deleting "Board of Directors" to conform to Article VII and to change the year accordingly. To amend Section 2 by adding "The Villages of ....." and to expand eligibility for nomination to include one year P.O.A. membership. To correct Section 3 to state the committee chairman announces the nominations. To correct Section 4 to specify members nominated from the floor are to meet eligibility requirements. To amend Section 5 to delete "counting of votes and affirming election results" as duties of the committee.)

Section 1. At the ~~first~~ annual meeting of ~~the Board of Directors~~ members in November ~~1989~~ 1990 and subsequent annual meetings thereafter, the President shall announce the appointment of a Chairman of the Nominating Committee.

Section 2. The Nominating Committee shall nominate one (1) member in good standing for each vacancy to be filled.

All nominees ~~shall~~ who consent to nomination/ ~~such nominees~~ shall be required to be a resident of Florida, a resident of The Villages of Orange Blossom Gardens, Silver Lake, and Country Club Hills for no less than one (1) year, ~~and~~ a year-round (10 months of the year) resident of the sub-division, and a member of the Association for no less than one (1) year.

Section 3. At the October meeting each year, the list of eligible, consenting nominees shall be submitted to the ~~President~~ members ~~at~~ after which ~~time~~ the President shall ~~announce the names of the nominees and~~ declare the meeting open for nominations from the floor.

Section 4. The names of those members who have been properly nominated from the floor and who meet the eligibility requirements for nomination shall be ~~entered upon~~ included with the list of nominees submitted by the Nominating Committee.

Section 5. Unless otherwise provided for in the regulations of the Board of Directors, the Nominating Committee shall also be responsible for the following:

- a) printing of ballots and proxy forms, and
- b) distributing ballots/.
- ~~c) counting of votes/ and~~
- ~~d) affirming election results/~~

**ARTICLE XVII - BALLOTING COMMITTEE** (This new article corrects an oversight by creating a Balloting Committee and specifying its duties. All subsequent articles have been re-numbered accordingly.)

Section 1. At the annual meeting of members in November 1990, at subsequent annual meetings thereafter and at any special meeting at which a quorum vote is required, the President shall appoint a Chairman and four members to the Balloting Committee from among members present at the meeting.



7 - PROPOSED AMENDMENTS TO P.O.A. BYLAWS

ARTICLE XVII - BALLOTING COMMITTEE - continued

Section 2. The committee shall be responsible for the following:

- a) checking proxy votes against the Voting Membership List and counting same,
- b) collecting and counting ballots,
- c) affirming the count of properly executed proxies and ballots to the President, and
- d) delivering the proxies and ballots to the Secretary who shall retain them for no less than thirty (30) days before disposing of them.

ARTICLE XVIII - BOARD OF DIRECTORS (To amend Section 2 to provide for the election of members to the Board with provisions for filling the six (6) existing vacancies. To amend Section 3 for conformity of language by deleting the words *'four (4) officers and five (5)'* and substituting the word "eligible" to vote for "entitled" to vote. To amend Section 4 to specify when terms of office begin and when oaths are to be administered.)

Section 2. The Board of Directors shall be composed of no more than nine (9) members. ~~four (4) of whom shall stand for election as the officers~~

At the November 1990 annual meeting of members, there shall be six (6) members elected to the Board to fill five (5) expired terms and one (1) unexpired term created by resignation. These vacancies shall be filled on a staggered-term basis as follows:

- a) three (3) directors for a term of three (3) years,
- b) one (1) director for a term of two (2) years, and
- c) two (2) directors for a term of one (1) year.

Section 3. Election of the ~~four (4) officers and five (5)~~ members of the Board of Directors shall be based on receipt of a plurality vote of the members ~~entitled~~ eligible to vote. There shall be no cumulative voting.

Section 4. The terms of office shall begin January 1st of each year and oaths of office administered as soon as all election results are known and affirmed at the December meeting prior to adjournment.

ARTICLE XX - APPOINTMENT, TERMS AND DUTIES OF OFFICERS (To provide for appointment of officers to conform to amendment of Article XVIII. To provide for the terms of appointments in Section 2. To amend Section 3 by substituting the word "appointed" for the word "elected." To add Section 4 to provide for notification to park owner/developer of name and address of the newly-appointed President.)



**ARTICLE XX - APPOINTMENT, TERMS AND DUTIES OF OFFICERS** - continued

Section 1. The newly-constituted Board of Directors, by a majority vote, shall appoint a President, Vice-President, Secretary and Treasurer from among its members.

The Board may appoint and designate other officers and grant them those duties it deems appropriate.

All officers shall serve at the pleasure of the Board.

Section 2. The officers shall be appointed to one (1) year terms and may be appointed to successive terms, except that the term of the President shall be for one (1) year and he shall be eligible for appointment to another term after a one-year hiatus.

Section 3. The duties of the ~~elected~~ appointed officers of the Board shall be such duties as are performed by officers of corporations and such other duties as may be deemed necessary; and all such duties shall be enumerated in the Association's Procedures Manual.

Section 4. The Secretary shall notify the park owner/developer in writing by certified mail, return receipt requested, of the name and address of the newly-appointed President.

**ARTICLE XXIV - EXECUTIVE COMMITTEE** (To amend Section 1 to conform to Article XVIII by deleting the words "officers and.")

Section 1. The duly elected ~~officers and~~ board members shall constitute an Executive Committee of the Board of Directors. Such committee shall have and may exercise all of the powers of the Board to administer the business and affairs of the corporation during the interval between meetings of the Board of Directors.

**ARTICLE XXV - NEGOTIATING COMMITTEE** (To amend by providing for continuance of the present committee and to change the composition of future appointments.)

If a committee has been designated in writing by members to negotiate specific grievances, such committee shall serve until such time as grievances have been resolved. Otherwise, ~~The~~ the Board of Directors shall designate a Negotiating Committee of no more than five (5) members to meet with the park owner/developer to discuss any of the applicable provisions of Chapter 723.

The committee ~~may~~ shall be composed ~~entirely~~ of two (2) members of the Board of Directors, one of whom shall be the President, and three (3) members of the Liaison Committee who shall be appointed by the Board.

**ARTICLE XXVII - BYLAWS AND PROCEDURES MANUAL COMMITTEE** (To amend paragraph (a) by substitute "XXIX" for "XXVII" due to re-numbering of articles.)

a) to receive proposals for amending these bylaws in accordance with Section 1 of ARTICLE ~~XXVIII~~ XXIX; and



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## BACKGROUND OF P.O.A. NOMINEES FOR OFFICE

We are continuing the custom of presenting background information on the nominees standing for election at the annual meeting of members on November 21st.

President EVA M. HAWKINS  
1707 West Schwartz  
753-4838

Eva has served the P.O.A. for the past twenty (20) months. As Vice-President, she succeeded Arthur Smith to the Presidency in May 1989 upon his resignation. She was subsequently elected President in November 1989.

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

Her hobbies are golfing, bowling, reading, bingo and a variety of crafts.

Vice-President VINCENT PALMISANO  
1641 Kiley Court  
753-0375

"Vinnie" was appointed as Vice-President to fill the vacancy created when Eva succeeded to the Presidency, and he was elected to the post in November 1989.

He and his wife, Pam, moved to O.B.G. from Massachusetts in September 1987 after retiring from 25 years with Eastern Airlines.

"Vinnie" enjoys bowling and tennis and is an avid golfer.

Secretary MARIAN FIORI  
1708 West Schwartz  
753-3808

After retiring from General Electric Company, Marian and her husband, John, moved to O.B.G. from Ohio in April 1987.

Marian was elected to the Board of Directors for a one-year term in November 1989.

Her many hobbies include golfing, bowling, knitting, reading, and playing bocce and shuffleboard.

Treasurer Dorothy Morehouse  
1650 West Schwartz  
753-0475

Dorothy is retired from the Redeschi 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 for nine years was its Secretary-Treasurer.

Dorothy has served one year as P.O.A. Treasurer following election last November.

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

Dorothy and Bob have been square dancing since 1956. She plays golf and has an impressive collection of pencils from each golf course she has played.



## 2 - BACKGROUND OF P.O.A. NOMINEES FOR OFFICE

### Board member - 3-year term

ARTHUR R. EMERICK  
619 Rainbow Boulevard  
753-7459

"Art" and his wife, Verna, moved to O.B.G. from Kentucky in 1988.

He is retired from 39 years service to the federal government, serving 20 years as a Flight Engineer and 19 years as Director of Housing for the U.S. Army.

He presently is Zone Chairman for Lions Club District 350; a director of O.B.G. NARFE, and serves AARP as First Vice-President and Area Tax Aid Program Co-ordinator.

"Art" is a member of Bahia Temple and the Lake County Shrine Club.

He enjoys flying, golfing, boating, fishing and drama as hobbies.

The above named persons appear on the Ballot and Proxy Ballot as the duly nominated members nominated to stand for election to the six (6) vacancies at the annual meeting of members on November 21st.

Two members of the Board of Directors, Mary Loske and Jean Tuttle, are still in office with two years remaining of their three-year terms. Hugh Muir is the other member of the Board of Directors with one year remaining of a two-year term.

### Board member - 3-year term

DOROTHY HOKR  
1621 Lauren Lane  
753-5864

Dorothy and her husband, "Lee," moved to O.B.G. from Minnesota in December 1987.

She has served four years on the New Hope City Council and was a member of the Minnesota House of Representatives for four years. She is experienced in real estate sales and has been licensed in the states of Florida and Minnesota.

She was elected last November to serve as P.O.A. Secretary.

Her hobbies include bridge, reading and needlepoint. She also enjoys involvement as a volunteer church worker.

This is the last bulletin which will carry my name as Editor and as the Chairman of the Bylaws Committee.

Although I have enjoyed doing both jobs, they have been extremely time consuming; and my list of things that need doing and the things I want to do is growing longer with each passing day.

I wholeheartedly believe in the concept of a property owners association; and it is my hope you will come to realize the importance of supporting the one you have as the only means available to you to combat unfair treatment.

*Jean*  
Jean Tuttle



**NEGOTIATING COMMITTEE VACANCIES FILLED**

In accordance with Rule 7D-32.003 of The Department of Business Regulation Division of Florida Land Sales, Condominiums and Mobile Homes, last year a committee was designated by affected property owners to meet with the park owner/developer to negotiate grievances.

The following persons were designated and represented the property owners at negotiation meetings with representatives of management:

Art Smith, Eva Hawkins, Marie Neal, Dorothy Morehouse and Jean Tuttle, with Leo Schlater as an alternate.

Three vacancies were created when Art Smith moved from O.B.G. and by the resignations of Marie Neal and Leo Schlater.

The rule grants the Board of Directors the right to appoint committee members to fill vacancies and the following persons have been named:

Vincent Palmisano and Art Emerick, with Carl Diehl as alternate.

**LAMP DRAWING NOVEMBER 21st**

It's not too late to get your tickets for the beautiful lamp being raffled off by the P.O.A.

Created by an O.B.G. resident, the lamp is made with 21 shades of sands collected from several states.

The drawing will be held at the November 21st meeting. See your officers or board members for your tickets soon.

**ELECTION COMMITTEE APPOINTED**

P.O.A. President Eva Hawkins has appointed an Election Committee to officiate at the election scheduled for the November 21st meeting of members.

Pat Sims will serve as chairperson, and Mitzi Baigert and Jerry Elmerick will serve as the other members.

The committee will be assisted by Pat Carter and Jesse Dilks.

The Election Committee is responsible for counting ballots and proxies and affirming election results.

**MAIL DELIVERY SURVEY**

Glen Swindler has been appointed to finalize the results of the post office/mail delivery survey.

This issue has provoked disputes for many years. It would be nice if we could lay this monster to rest once and for all.

If you are happy with the present service, say so. If you would rather have curb-side home delivery, say so. In any event, let your voice be heard.

Gary Morse has stated he would cooperate if a majority of the residents are unhappy with the present system. By having this survey, we are trying to find out what you, the residents, want.

Please see that your opinion gets to Glen or to any P.O.A. officer or Board member. In case you have misplaced your form, it is being re-printed on the next page.



(re-printed from the October bulletin)

**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)

Comments: -----  
-----  
-----

Name: ----- Address -----



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

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.

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

Current year renewals and new memberships will be accepted up to October 1st each year.

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