



**ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.**

**BULLETIN
SEPTEMBER 1991**
Lena Beauchamp - Editor

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Unit 1	Arnold Trempler	753-3681
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Unit 4	Marvin & Patsy Jackson	753-7874
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Unit 6	Mary Vito	753-1101
	Bill Podvin	753-1267
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Unit 8	Terri Berube	753-5314
Unit 9	Jack McCarthy	753-3834
Unit 10	Frenchie Degre	753-7941
Unit 11	Ramona Geiger	753-8044
Unit 12	Harold Heller	753-9154
Unit 13	Mitzi Baigert	753-5040

Member of the Federation of Mobile Home Owners of Florida, Inc.

OTHER OFFICERS

Chaplain	Volunteer needed	
Parliamentarian	Art Emerick	753-7459
Sergeant-at-Arms	Dan McGraw	753-2284

CHAIRPERSONS OF STANDING COMMITTEES

Blood Bank	Dorothy Hurst	753-9021
Bulletin Delivery	Leo Hawkins	753-4838
Bylaws Committee	Glenn Swindler	753-4635
Computer Lists	Hugh Muir	753-5464
Liaison	Terri Berube	753-5314
Membership	Gloria Hasel	753-3162
Negotiating	Eva Hawkins	753-4838
	Vincent Palmisano	753-0375
	Dorothy Morehouse	753-0475
	Patricia Carter	753-7658
	Art Emerick	753-7459
	Carl Diehl (alternate)	753-5394
Nominating	Marvin Jackson	753-7874
P.O.A. History	Virgil Coburn	753-3467
	Johnnie Wilson	753-3512
Procedures Manual	Mary Loske	753-5242
Publicity	Dorothy Hokr	753-5864
Refreshments	Mary Campbell	753-2605

CHAIRPERSONS OF SPECIAL COMMITTEES

Community Assistance	Glenn Swindler	753-4635
Documentation	Pat Carter	753-7658

My husband and I got to meet our very first great grandchild this Summer. It was the high point of our vacation. Now vacations are drawing to a close and it is back to business here in Orange Blossom Gardens.

Just to review a bit, the POA had been negotiating from 1989 with OBG Management to resolve certain grievances we had brought to management's attention. As a result of this long period of negotiation, on February 4, 1991, the POA Negotiating Committee and Management reached a tentative agreement that we felt might be acceptable to the residents of Units 1-13. Before we could present this agreement to the residents, it was necessary to apply to the Courts for approval to act as legal representative for the settlement agreement between Orange Blossom Gardens and the residents of Units 1-13. On March 1, 1991, Judge Auls of the 5th District Court accepted the Orange Blossom Gardens Property Owners' Association as the legal representative of the residents for the settlement agreement.

Thereafter on March 14th, Orange Blossom Hills, Inc. sent to all residents in Units 1-13 a notice setting forth the basic terms of the agreement which management and the POA Negotiating Committee entered into on behalf of all the residents in Units 1-13. A Court date before Judge Auls was set for April 9, 1991.

This allowed twenty (20) days between the receipt of the notice and prior to Court hearing to approve or reject the agreement. If a majority of the residents voted against the agreement then the agreement would have been rejected on their behalf by Judge Auls. On April 9th, the majority being in favor of the agreement, Judge Auls approved the agreement effective that day. Because there was a 30 day period in which an appeal could have been filed, management did not begin to implement the agreement (refunds of trail fees - free R.V. parking permits where applicable and free trail fee stickers) until May 10th. There was some dispute on refunding the POA legal fees and we were finally reimbursed for some of our legal fees (\$15, 288.50) the beginning of August.

Recently, management has been in dispute with some people who purchased homes prior to April 9, 1991, as to what charges may or may not be levied (cable, garbage). With some of these people, management is claiming February 4th as the effective date. If you are one of these persons who purchased prior to April 9, 1991 (effective date of agreement) in an area that historically did not charge for cable or garbage or both and are being charged for these services, you should avail yourself of legal

council or the services of the Small Claims Court.

As to the rest of the agreement, it appears to be falling into place after a few individual problems. We have requested a print out of names of those eligible for certain benefits under the agreement but management has refused to give us a copy. First stating to our Attorney there was no such list and then just denying us access.

My only concern is that some years down the road there should arise some question of eligibility then we would have management's list to fall back on. To try to compensate for this lack of cooperation on management's part, next year's membership form may contain a space for you to enter the date of your closing. The POA will then have its own list.

Speaking of membership, if you do not have an **orange** membership card, you have not paid your 1991 dues. We recognize for the most part this is an oversight and ask that you check to see if your dues are current. An independent Property Owners' Association is vital to safeguard your rights as a resident of Orange Blossom Gardens. The proof of this being the recent agreement which returned to us benefits management had arbitrarily

taken from us. Your dues and our advertisers are our only source of income.

We are not and have never been a purely social group but rather a service organization. Now I realize that it is a lot more fun being on a board or an officer in an organization that is designed to plan trips or recreation activities for its members, however, think and think hard about what might happen in OBG if we do not have an independent active POA. To have such, we need you to take responsibility as officers, board members, liaison representatives, or committee members. You and only you can mold the direction your organization will take in the future. You have no right to complain if you do not take an active role and just allow "George" to do all the work. Check columns "Volunteers Needed" and "Election of Officers" to see where you might serve and definitely plan to be at our first Fall meeting on **SEPTEMBER 18th at 7:30 P.M.** in the **RECREATION HALL.**

See you there!!!

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* * * * *

WILLIAM C. RENTZ 1921 - 1991

"BILL" Rentz of 1616 Lauren Lane died on July 11th.

Bill and his wife Dorothy moved to Orange Blossom Gardens in 1985. They became active members of the POA and Bill filled several offices. He was liaison representative in Unit 7 and in 1987 Bill was elected President of the POA.

He was always ready to serve when called on and the Property Owners' Association will miss him greatly.

The family has requested that those desiring to do so make contributions to **HOSPICE** in Bill's name.

* * * * *

ELECTION OF OFFICERS

MARVIN JACKSON is Chairperson of the Nominating Committee and will be giving their report at the October meeting. There are four openings for Board Members. If you would like to volunteer yourself or nominate someone else, (with that person's permission) please contact Marvin at **753-7874** or place a note in the POA mail box located underneath the POA Bulletin Board in the hallway of the Recreation Hall.

VOLUNTEERS NEEDED:

Do you like to walk?? We desperately need persons to deliver bulletins. If interested please call Leo Hawkins at 753-4838.

MEETING YOUR LIAISON PERSON

MARY VITO is the POA Representative for **UNIT 6**. She is best known for her ready smile and desire to jump in and help. Mary and her husband "Jimmy" hail from Syracuse, New York, and have been residents of the Gardens for five years.

Jim enjoys golf while Mary prefers the pool. In addition to her work with the Property Owners' Mary is Membership Chairperson for the New York Club.

Mary has been ill but she is feeling better. We pray Mary will be completely restored to us soon.

BLOOD BANK DRIVE - OCTOBER 14, 1991

The next POA sponsored Blood Drive will be held **OCTOBER 14, 1991** from **9:00 A.M. to 2:00 P.M.** **WILL YOU DONATE?** Please call

DOTTY HOERST at **753-9021** for an appointment. Walk-ins are welcome but we must fit you in around our appointments. First timers are always welcome.

QUILT WINNER STILL UNKNOWN

Do you have red ticket stub **555296**. If you do, contact any POA Officer to identify yourself. We think the winner went North. If no one claims the quilt in the next month, we will have to decide on an equitable solution. Please check your wallets for this winning ticket!!!

FREE R.V. AND BOAT STORAGE AREA

As per the agreement entered into on April 9, 1991 between OBG Management and the Property Owners' Association, a free parking and storage area was designed for those persons who were residents prior to September, 1988.

The area has been allocated and fenced for the use of those eligible persons. Each individual will be given a key. If you are eligible and have not picked up your key, you may do so at the Community Resource Center. This Division is located in the trailer on the lower parking lot behind the Recreation Building.

The R.V. and Boat storage area is located on First Street.

On July 23rd, the POA sent a letter to John Lynch, Town Manager, requesting extra Police patrol to this area because, 1) It is an isolated area and, 2) This area is located within the Town of Lady Lake.

Due to excessive rains recently, the road to this area has deteriorated some and this fact was also brought to Mr. Lynch's attention.

Mr. Lynch has responded to our concern and has instructed the Police Department to patrol the area on a routine basis and to keep a watchful eye on the R.V. parking area.

As to the condition of the road, we understand that town resources are limited, but even scraping it down might be an improvement.

Mr. Lynch advised in his letter that the town's focus must be directed at the most serious problems. He assured us, however, that they will get to our needs as soon as practicable. The road has been scraped down but rains have caused some damage. We do thank Mr. Lynch for attending to this matter so promptly.

Remember this area is located within the Town of Lady Lake. You are taxpayers in this Town. Exercise your right to contact your Commissioner or the Town Manager with any of your concerns!!!!

DATES TO REMEMBER

Thursday, September 5, 1991	9:00 P.M.	Liaison Committee Meeting Clark Gable Room - OBG
Wednesday, September 11, 1991	7:30 P.M.	Board of Directors 1707 West Schwartz Blvd.
Wednesday, September 18, 1991	7:30 P.M.	Membership Meeting OBG Recreation Hall

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MEMBERSHIP and 1990 DUES

We cordially extend an invitation to all property owners (Units 1-13) to join the Orange Blossom Gardens Property Owners' Association (P.O.A.)

You may send your check or cash to:

Dorothy Morehouse, Treasurer
1640 West Schwartz Boulevard

Beginning in 1990, our custom of prorating 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.

ALL RENEWALS ARE DUE JANUARY 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.

_____ New _____

_____ Renewal _____

_____ Reinstated _____

Signature(s) _____

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

USE ONLY Membership card issued _____ yes _____ no