



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

**BULLETIN
SEPTEMBER 1992**

Lena Beauchamp - Editor

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Membership	Gloria Hasel	753-3162
Negotiating	Dorothy Hokr	753-5864
	Al Arico	753-2838
Nominating	Carl Diehl	753-5394
	Joe Sims	753-8959
	Joyce Simon	753-4927
P.O.A. History	Earl Snider	753-2189
Procedures Manual	Mary Loske	753-5242
Publicity	Harold Heller	753-9154
Refreshments	Viola Tranchida	753-5432

MESSAGE FROM P.O.A. PRESIDENT DOROTHY HOKR

Hurricane Andrew certainly caused many problems in South Florida. It is a mixed feeling, we are so deeply touched by the devastation caused by the storm and grateful we were spared.

The Summer has been hot in Florida while many areas "up North" have been cool. Your Board of Directors have met informally several times. We have planned programs, set up a time for our annual social gathering and discussed long and short term goals.

We had the candidates meeting on August 15th. With so many candidates, it is important to know who to vote for as informed voters. Every office is important, in fact local elections are extremely important since as voters that is where we can have the most impact. Please read and listen and then vote. Residents here are noted and applauded for their turnout at the polls.

The next few months will be important for POA members. In October the Nominating Committee will make their recommendations for officers and Board Members. Elections will be in November. You must be a paid member to vote, but all residents are welcome at the other meetings.

We urge you to become a member if you are not. You should have a voice in who are to be your leaders and the direction you want for the POA.

Remember our first meeting of the Fall, **WEDNESDAY, SEPTEMBER 16, 1992.** We hope to see you there!!

NOMINATING COMMITTEE

The Nominating Committee, Carl Diehl, Joe Sims and Joyce Simon are searching for qualified candidates for President, Vice-President, Secretary, Treasurer and three (3) Board of Director members.

If you are interested in serving or know someone who can be a leader, please contact the members of the Committee.

CARL DIEHL	753-5394
JOYCE SIMON	753-4927
JOE SIMS	753-8959

BLOOD BANK DRIVE

You were all heart in April. We had 115 registered and collected 92 units. The best drive in **ALL** of Lake County. Thank you to all!

A big thank you also to the volunteers without whom it could not have been a success. Now - our next drive is **MONDAY, OCTOBER 12, 1992.** Can we do it again?? You bet!! Contact **DOROTHY HOERST, CHAIRPERSON, 753-9021. THANK YOU ONE AND ALL!!**

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UPDATE ON CABLE TV AND GARBAGE
PICK-UP FEES

As reported in the May Bulletin the date of the POA settlement with the developer (also known as Orange Blossom Gardens or the Villages) is in dispute. An agreement was signed on February 4, 1991 that was to be accepted by "the Class" (people residing in Units 1 through 13) who agreed with the terms. A hearing before the Court with Judge Aulls presiding was held on April 9, 1991. He affirmed that the Agreement was accepted and signed it as a completed agreement.

At any time between February 4, 1991 and April 9, 1991, the Agreement could have been voided.

Attorney Dewey Burnsed disputes that this Agreement was not final until April 9th. He also maintains that a decision by the developer and its Board was reached in December to begin charging every new resident and resale both cable TV and garbage pick-up fees in order to maintain its cap of \$89.00 amenities fee.

This was to be effective January 1, 1991. Attorney Burnsed states that ERA Realty and Coldwell Banker Realty were notified to inform resale buyers. It was not known to other realtors or people who sold their own homes.

The POA has been asked by six (6) people to help them resolve charges that they did not know about when they bought their homes.

The Negotiating Committee met with Gary Morse (CEO and Vice-President of Orange Blossom Hills, the developer) in March. He preferred to have the attorneys involved Dewey Burnsed (developer's attorney) and Chris Jayson (POA litigating attorney) come to a decision.

Attorney Burnsed wrote to Attorney Jayson restating his (Mr. Burnsed's) position as to the effective date of the Agreement and the position of the developer that January 1, 1991 was actually the date charges for cable TV and garbage pick-up began. Attorney Jayson changed law firms from John Allen Association in Petersburg, to Barry Cohen Law Office in Tampa. Many phone calls and letters from the POA were not answered by Attorney Jayson. Finally, Attorney Jayson responded by affirming April 9th as the effective date and stating he would no longer represent us in any further negotiations. The POA has H. Scott Herman on retainer. He requested a meeting with Gary Morse, Dewey Burnsed, the POA Negotiating Committee (Dorothy Hokr and Al Arico) and himself. Mr. Morse declined to attend and Attorney Burnsed had authority to settle any claims.

(Continued)

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UPDATE ON CABLE TV/GARBAGE FEES

(Cont'd)

On August 26, 1991, Attorney Herman and the Committee met with Attorney Burnsed. Unfortunately, nothing was resolved. There was no spirit of cooperation and good will. Attorney Burnsed would not accept April 9, 1991 as the effective date of the POA and developer's Agreement.

He would not accept the six (6) names we wanted to assist in their dispute. Attorney Burnsed will only deal with these cases, on an individual basis.

It would appear that delay and denial are used to discourage any one from receiving the full services that was promised when a purchase was made. For some people \$30.00 or \$40.00 per month can be a "budget buster". However, whether or not the fees can be afforded, promises made should be honored.

And so the saga goes on - maybe we should start a count of months. This dispute has been going on since July, 1991.

How much longer is anyone's guess. At the September 16th meeting, we hope to have further information.

* * POINT TO PONDER * *

Some people are like blisters, they only come out when the work is done.

* * * *

DATES TO REMEMBER

Wednesday, September 16, 1992
7:30 P.M. Membership Meeting
Recreation Hall

Thursday, October 1, 1992
9:00 A.M. Liaison Meeting
Clark Gable Room

Monday, October 12, 1992
BLOOD BANK DRIVE
Recreation Hall

BOARD OF DIRECTORS MEETING -

NEW DAY AND TIME TO BE ANNOUNCED

* * * *

SPEED LIMIT

The speed limit in residential areas is 30 miles per hour unless otherwise posted.

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GUEST SPEAKER - SEPTEMBER MEETING

RICK COLPITTS, Police Chief of Lady Lake will be our guest speaker.

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HURRICANE ANDREW - PROJECT COPE

On August 25, 1992 the Town of Lady Lake received an urgent message by facsimile from Mr. Bill Evers of the Florida League of Cities requesting disaster relief caused by hurricane Andrew under **PROJECT COPE (Cities Outreach Program Effort)**.

On August 26th the Town responded to the **PROJECT COPE** request by establishing drop-off points at both fire stations and Town Hall for relief supplies.

As of September 3rd, Lady Lake has delivered five (5) truck loads of supplies to the Homestead area and has collected approximately \$6,500.00. Monetary donations have been used to purchase over 4,000 gallons of water and 550 loaves of bread. Remaining funds will be forwarded directly to the City of Homestead for distribution.

The Town has also been requested by Mr. Michael J. Roberto, Florida City and County Managers Association (FCCMA), President to assist with rebuild efforts. Approximately 500 City and County employees in the Homestead/Dade County area are without shelter due to damage to their homes. Efforts are now underway by the Town to recruit local volunteers to help rebuild.

GLENN SWINDLER has contributed much time and his resources to help those in need! **THANK YOU TO ALL THE VOLUNTEERS!!**

A donation of \$100.00 was made by the POA to the disaster relief fund.

This was taken from the general fund.

* * * *

HOME DELIVERY OF MAIL

The POA Committee appointed to investigate the possibility of mail in OBG met during the early Summer and decided to postpone further solicitation of signatures until most of our residents return from Summer vacation.

If you are interested in helping circulate petitions later in the Fall, please contact either **EVA HAWKINS, 753-4838** or **PATRICIA CARTER, 758-7658**.

RECYCLING PROGRAM

Many of us are concerned about recycling. Lady Lake has researched and discussed a program for our Town. So far no decision has been made. Paper bags and plastic bags are accepted by most supermarkets, i.e., Publix and Winn-Dixie. Newspapers are accepted by Lady Lake in back of Town Hall.

We are all aware that the Lions' Club has collection stations throughout the Villages for aluminum cans. Let's do our part to recycle those items being collected.

* * * * *

The Property Owners' Association (POA) is always ready to assist the residents in Orange Blossom Gardens, ... also known as the Villages.

Do you have a problem? Are there programs you would like to enjoy? Information you need?

Please use this form and let us know how we can be of help. You can either bring this form to our meeting, drop it in the Suggestion Box in the Recreation Hall under our Bulletin Board or mail it to:

DOROTHY HOKR
1621 LAUREN LANE
LADY LAKE, FL. 32159

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MEMBERSHIP and 1992 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.)

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.

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

ALL RENEWALS ARE DUE JANUARY 1st EACH YEAR.

You may send your check or cash to:

Dorothy Morehouse, Treasurer
1640 West Schwartz Boulevard

Remittance also may be made to any officer, board member, or liaison committee member.

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.

_____ New _____

_____ Renewal _____

_____ Reinstated _____

Property Closing Date _____

Signature(s) _____

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

USE ONLY Membership card issued _____ yes _____ no