



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

**BULLETIN
FEBRUARY 1993**

Lena Beauchamp - Editor

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MESSAGE FROM P.O.A. PRESIDENT EVA M. HAWKINS

I guess that trying to get some legislation passed to force developers and anyone who receives amenity fees to provide accountability of the monies they receive, has upset some people. As I have said, I do not think maintenance fees should generate so much profit that they become another business. If they do, as in every other business, they must constantly improve their margin of profit over the previous year.

We need legislation to protect anyone who pays maintenance fees, whether they live in a trailer park, condo or subdivision such as ours.

Mr. Schwartz, in the first issue of the ever-bigger "SUN" attempted to justify our most recent raise in amenity fees by "Setting The Record Straight". He obviously has access to all of my records. Since I do not have that luxury, I will have to use deductive reasoning to try to show why we need this legislation. It is true my husband and I closed on our home January 16, 1986, and we paid \$79.00 in maintenance fees. At that time the cap was \$79.00 and \$89.00. The \$89.00 was being charged for lake front and golf course lots. Our contract allowed for raises to the cap every three years. These raises are figures on the CPI, consumer price index, not the rate of inflation as the developer states. Our first raise did not bring us to the \$89.00 cap. The second one did, and would probably have been more if the cap were not \$89.00. So you see,

Mr. Schwartz was very accurate in reporting my personal financial record with OBG in attempting to "Set The Record Straight".

He neglected, however, to go all the way in straightening the record. Because we have no legislation at this time that permits me the luxury of looking over management's records, I will have to guesstimate at some of these figures. Until management opens their books to us, we can only tell you what we see.

Since I moved here in 1986, about 5,000 homes have been added. All of them paying, at this time, \$89.00 per month in maintenance fees, and many receiving less benefits, such as cable TV and trash removal. It doesn't take a financial genius to see that management has increased its income five times over. The amenities we receive have not increased to warrant any kind of a raise, considering the broadened base of revenue that is paying for the maintenance of our amenities. Two brief points before we leave this topic: we are not responsible for the building of the amenity. The developer builds recreational facilities to encourage sales. They would not continue to sell very many homes if 10,000 people had to use one or two pools or two tennis courts. Whatever is built is a capital

asset, not belonging to anyone but the developer. The developer, however, is charged with maintaining the recreational facilities and the common grounds, and that is what we pay him a monthly fee for. We are not obliged to pay for building the amenity, but only to pay for the maintenance of it.

The final point is that there is no cap. In recent years it went from \$59.00 to \$69.00 to \$79.00 and \$89.00 and now is at \$99.00. Some of you were told that \$89.00 was a lifetime charge. **WRONG!!** As you can see, the "never to be changed" \$89.00 fee is now \$99.00 and, when the traffic will bear, it can go to \$109.00 or higher. I don't think Mr. Schwartz should be appalled that I am alarmed when you look at the overall picture of the amenity giant.

Raising employee wages a dollar an hour to comply with minimum wage does not justify an approximate \$100.00 annual raise to 7,000 residents. For all of the above reasons, I named a committee to look into legislation. Chairing the committee is Patricia Carter, assisted by Glenn Swindler, Bill Rich and Dorothy Hokr. I hope this issue will contain a preliminary report from this committee.

Going on --- At the request of about 95% of the huge crowd at our last meeting, a committee was named to investigate and do a feasibility report on de-annexing

from the Town of Lady Lake of those residents in Units 4 - 13. This committee is only charged with presenting the facts, both negative and positive, for the benefit of those residents. Chairing this committee is Lee Ponder, assisted by Ed Swensen, Joe Lewandowski, Vinnie Palmisano, Steve Gura and Ottis Birge. Next month's Bulletin should contain that report.

From the many phone calls we have received, the problem with gray pipe is a serious one.

Carol Crawford, who is working with Dupont to resolve these claims will be our February speaker. If you haven't picked up a form to fill out, we will have more at this meeting. Please attend and direct all your questions to Attorney Crawford.

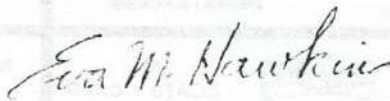
It came to the attention of the POA that some residents who closed on their homes before the cut-off date of July 1, 1989 for receiving free cart stickers, were being denied because they later moved to another residence within the Gardens.

This problem has been resolved. It was our contention that the Agreement Settlement between the POA and Management clearly stated that if you were a resident before July 1, 1989, you are entitled to a free cart sticker for the executive courses as long as you remain a resident. Management is

PRESIDENT'S MESSAGE - (Cont'd)

now honoring that Section of the Agreement as it is written instead of claiming that a change of addresses, even within the Gardens, means the loss of the right to obtain a free golf sticker. If any residents feel they are eligible and are still denied a sticker, please call any POA Officer or Board Member.

In closing, let me say that you are evidently doing some fine work as liaison people, because our membership is growing and I am ever so grateful to all of you.



EVA M. HAWKINS
PRESIDENT

BLOOD DONOR DRIVE - A SUCCESS!!

We did it again!! Our most recent Blood Drive, January 25th, was a super success. Thank you all for scheduling your appointments. There was very little waiting time. Walk-ins were easily accommodated.

Our next DRIVE is **MONDAY, APRIL 26, 1993**. Keep up the excellent response.

Our thanks to all the volunteers who registered the donors and our incomparable hospitality group, Vi Tranchida, Dean Masarik, Nancy Weiner, Louise Marzullo and Mary Anderson. Thank you again!!
DOROTHY HOERST - CHAIRPERSON -
Telephone: 753-9021.

LEGISLATION COMMITTEE REPORT

The POA Legislation Committee, appointed at the January 20th monthly membership meeting has met and is in the process of reviewing current laws affecting mobile home subdivisions plus proposed changes and additions that will be presented by the FMO in the upcoming session.

We have been in contact with FMO's Executive Director and Legal Counsel to impress upon them the need for that organization to take a more active role in protecting the rights of residents in subdivisions like ours where we own our homes (including the land) while the Developer owns the common areas and charges a monthly amenity fee for maintenance and other services.

A report will be given at the February 17th meeting.

CAROL A. CRAWFORD, ESQ.

At our **February 17, 1993** Monthly Membership Meeting we will have **Carol A. Crawford, Esq.** as Guest Speaker. The gray pipe problem will be discussed. Come have all your questions answered!!

WELCOME ABOARD!!

JOE BOUCHARD is our new **UNIT 8** Liaison Committee Member.

Welcome Aboard and Thank you **JOE**.

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SUPPLEMENTAL MESSAGE FROM POA PRESIDENT

At the January 20, 1993, POA meeting, residents proposed that the POA look at the feasibility of de-annexing those residents who live in the Town of Lady Lake from that Town. There was some discussion after which I asked how many of the more than four hundred (400) members present were in favor of the POA forming a committee that would come up with an objective report of the pros and cons of such an endeavor. The raising of hands in favor was almost unanimous and I named a committee to conduct the study.

I was surprised to read the "**Lake Sentinel**" article on January 31st and the comments of Yvonne Knudsen, Mayor Hokr and John Lynch. I don't understand why they are so upset - why Yvonne Knudsen would say "**it's a personal vendetta, they think by going into the County they can somehow hurt the Developer.**" What does this have to do with our Developer? Why would it matter to him whether we are in the Town or simply a part of the County? We would still be a part of the Villages of Orange Blossom Gardens, paying our amenity fees, and shopping in the area.

I also resent Mayor Hokr calling me and Ottis Birge "**rabble-rousers who are stirring up confusion with an ulterior motive.**" What is our ulterior motive? I have no idea what Lee Hokr is talking about. Residents have asked us to study this question and we have every right as well as a responsibility to do so on their behalf. Is it a crazy idea as Lee Hokr says it is?

How do we know until we look at the facts.

John Lynch says in the "**Sentinel**" article that "**It's unfortunate that people get lulled into this kind of situation by erroneous information.**" What erroneous information? We haven't done the study yet. What I can assure our residents of is that when the POA study is completed it will contain objective facts that you can use in determining whether or not you want to proceed, in accord with the law, to initiate steps necessary to de-annex those residents of Units 4 through 13 who are in the Town of Lady Lake. (Units 1 through 3 are in the County)

Do not allow statements such as those in the "**Sentinel**" article or future statements that may be made by persons with personal agendas to deter you from making your own determination on how you will vote if it comes to that.

Eva M. Hawkins

EVA M. HAWKINS
PRESIDENT

AMERICAN LEGION BREAKFAST

The American Legion will have a breakfast in the Recreation Hall on **Saturday, February 20, 1993.** Donation is \$2.75.
Come One! Come All!!

LAKE SQUARE MALL BUS SERVICE

DOROTHY SAMLER, one of our residents, has advised us of a service that we might want to avail ourselves of.

Lake County Transit (the blue bus) will provide bus service to and from the **Lake Square Mall**. The bus will seat sixteen (16) people and is available the **first and third Tuesday** of the month.

Passengers will be picked up at their homes at **9:00 A.M.** and will leave the Mall at **2:00 P.M.** and dropped off at their homes. This service may be increased to more frequent trips. The cost is **\$2.50 per round trip**. You must call the **Thursday prior to the Tuesday**.

For more information on this service, please call **Mrs. Samler - 753-0047**.

* * * * *

The **40 & 8** is sponsoring several activities. The proceeds will be used to provide tuition for two (2) student nurses. The first activity will be a **dance in the Recreation Hall - Saturday, February 6, 1993**.

Tickets are **\$3.00**. Music will be provided by **JOHNNY AND SUE BONDS**.

Coming up next will be a **golf tournament at Harbor Hills**.

* * * * *

DATES TO REMEMBER

First Thursday of Month	9:00 A.M.	Liaison Committee Mtg. Clark Gable Room
Monday, February 8, 1993	2:00 P.M.	Board of Directors Mtg. Old Library Room
Wednesday, February 17, 1993	7:30 P.M.	Monthly Membership Mtg. Recreation Hall

AMERICAN LEGION BREAKFAST - SATURDAY, FEBRUARY 20, 1993

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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

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.

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USE ONLY Membership card issued _____ yes _____ no