



*Orange Blossom Gardens*  
*Property Owner's Association, Inc.*

**BULLETIN - MARCH 1994**

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Unit 3	Tom Ritter	753-2678	Unit 9	Jeanine Barber	753-0916
Unit 4	Volunteer Needed		Unit 10	Frenchie Degre	753-7941
Unit 5	Robert Dendler	753-8146	Unit 11	Sadie A. Woollard	753-0615
Unit 6	Mary Vito	753-1101	Unit 12	Jo Schindeler	753-7936
			Unit 13	Ross Bacon	753-4445

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Parliamentarian	Irwin Wharton	753-4116
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A MESSAGE FROM P.O.A. PRESIDENT BILL RICH

We have an opportunity to reach a goal this organization set for itself several years ago. As many of you know, we have been trying, without too much success, to get legislation passed which would require the developer to give us an annual report accounting for amenity fee receipts and expenditures.

In January of last year, we formed a "Legislation Committee" to work exclusively on this problem. I'm happy to report to you that their hard work is beginning to show some very promising results.

By working with District 11 State Senator Karen Johnson and her staff, legislation has been drafted and a Bill SB 628 was introduced in the Senate in early February. The Bill was favorably passed by the "Community Affairs Committee" on February 16th and is presently in the "Judiciary Committee". Also, a companion Bill HB 1263 was introduced, in early February, in the House by District 101 State Representative Stephen Geller from Hallendale, Florida. It is presently awaiting assignment to the "Appropriations" and "Judiciary Committees". Both Bills have co-sponsor's. District 40 Senator Darrel Jones, District 97 Representative Debbie Wasserman Schultz and District 96 Representative Ben Graber, M.D. The more co-sponsors you have the better. That's why we are encouraging our District 44 Representative Everett Kelly to show support by becoming a sponsor.

In addition to our proposal, the Bills also contain legislation proposed by The Homeowners' Association of Marion County in Ocala. They are in Senator Johnson's District and have been working with her and her staff for the last year. Their proposals are focused toward the areas of deed restrictions and transfer of control of homeowners' associations. Their association is composed of property owners from six different planned unit developments (PUDS) in which the developer controls the homeowners' association.

These Bills asked that "Deed Restrictions" be presented in a fair and proper manner to prospective buyers, and that developers be accountable for receipts and expenditures of amenity fees. I believe that is a fair and honest request. We have been talking about and working on this legislation for a long time and the time has come to stand up and be counted.

I am asking you to support this legislation. You can do that by writing letters to State Senators and Representatives urging them to support the Bills.

HOUSE BILL HB 1263

House Appropriation Committee  
Representative John Long  
Chairman  
221 Capitol  
Tallahassee, FL. 32399-1300

House Judiciary Committee  
Representative Robert D. Trammell  
Chairman  
412 House Office Building  
Tallahassee, FL. 32399-1300

SENATE BILL SB 628

Senate Judiciary Committee  
Senator Peter Weinstein, Chairman  
236 Senate Office Building  
Tallahassee, FL. 32399-1300  
(write this letter immediately)

The letter should not be a form letter, but should include in your own words the following:

"We are registered voters in Lake County, living in a mobile home subdivision and we need the Florida law to include the provisions included in Senate Bill 628 and House Bill 1263. We urge you to support these Bills and help get them to become law."

(SIGN THE NAME AND ADDRESS OF EACH VOTER IN THE RESIDENCE.)

In addition, we need you to call everyone you know that votes in Florida, especially in other counties, and ask them to look in the telephone book and get the names of their State Senators and Representatives and send a similar letter to them.

THIS IS URGENT! The session ends APRIL 8th and Bills must pass TWO COMMITTEES IN EACH HOUSE, receive a majority vote on the floor of each house, and then go to the Governor for signature. TIME IS SHORT! We need this done IMMEDIATELY!!

*Bill Rich*  
BILL RICH  
PRESIDENT

SUMMARY OF SB 628 AND HB 1263

The Bills AMEND FS 617.312 "The Homeowners' Association" section of non-profit corporation law FS 617. It contains seven sections. The following is a brief summary:

- Section 1. Removed exemptions from regulations that were applicable to developer controlled homeowner association.
- Section 2. Requires developers to disclose existence of deed restrictions in advertisements and sales brochures and must give prospective purchaser a waiting period to review deed restrictions before closing.



- Section 3. In subdivisions where the developer controls the homeowners' associations, provides a manner and schedule for transfer of control to the property owners based on percentage of lots owned by the property owners.
- Section 4. Requires the Department of Business and Professional Regulation to prepare and distribute guidelines to developers and home associations for compliance to Section 3.
- Section 5. Requires the Department of Business and Professional Regulation to appoint an Advisory Council to assist developers and homeowners in resolution of disputes during the period that a developer controls a homeowners' association.
- Section 6. In a subdivision where the property owners must pay amenity fees to the developer for the recreational and common areas, the developer shall issue to each property owner within 60 (sixty) days following the end of the fiscal or calendar year, a complete financial report of amenity fees receipts and itemized listing of expenditures for that year.
- Section 7. Sets effective date of July 1, 1994.

Complete copies of the Bills can be obtained at the local offices of our State Senator and Representative.

#### FIRE HYDRANT MAINTENANCE

In a recent conversation between one of our Officers and a resident, who happens to be a retired firefighter, it was pointed out that our fire hydrants are **not being flushed on a regular basis**. Hydrants should be routinely checked to insure they will function properly in the event of a fire.

We wrote to Town Manager Bob McKee informing him of our concerns. We have been advised that "Operations Management International, Inc." the managing company for Sunbelt Utilities is responsible for the maintenance of hydrants. They will begin **immediately to check, flush, and make necessary repairs**. **Each hydrant will be repainted after servicing**. Work will start in Unit 3 and will continue, street by street, through Unit 19.

We wish to express our appreciation to Bob McKee for working on this project so promptly, and to Mr. Robert Vaughn, O.M.I. Project Manager, for cooperating in correcting what could have been a serious problem.



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## MARCH MONTHLY MEMBERSHIP MEETING

Mark your calendar for a night out! At our Wednesday, March 16, 1994, Monthly Membership Meeting Mrs. Ruth Pawliczac, from S.T.O.P. (Stop Turning Out Prisoners) will give a short talk about her organization.

### Reminder: "FREE ICE CREAM SOCIAL"

Bob Ledlie, from "Invincible Roofing Systems, Inc." one of our advertisers who helps make our "Bulletin" possible, has graciously accepted our invitation to attend this meeting and treat us to an "Ice Cream Social". Bob will give us a fun-packed and informative presentation.

Coffee will also be served. Invite your neighbor! Come One! Come All! You may even win the "50/50"

### GOLF TOURNAMENT

If you are interested in playing in our First Annual POA Golf Tournament, contact Frenchie Degre at 753-7941 or Pete Tutoli at 753-5049. Place and date are still open. Proceeds will go to our adopted charity **ARC** (Association for Retarded Citizens) in Leesburg.

### A GOOD TIME WAS HAD BY ALL

Our Annual Dinner-Dance was held on Wednesday, February 16, 1994, in the Recreation Hall. Our guests of honor were **Leo and Eva Hawkins**, who were given an attractive plaque in recognition for their dedicated service to our organization. They are moving to Arkansas to be nearer their family. They will be sorely missed. The dinner was catered by the OBG Country Club and the food was excellent. Good music was furnished by our longtime member Fred Diana and his orchestra. An opportunity to visit with friends was enjoyed by nearly 200 people. A good time was had by all!

Special thanks to **Louise and Lee Ponder**, Chairpersons of the dinner-dance, **Nancy and Dick Moulton** for all the work they did supervising the ticket sales. Thanks to **Bill and Ann Gaffney**, **Mary Vito**, **Louise Marzullo**, **Jean Regnier** and **Betty Bailey** for taking turns selling tickets at the Recreation Hall and to the **Board Members** who sold tickets. Thanks to **Harold Heller** for getting all the publicity in the **SUN** and on **VNN**. Many thanks to all of you who attended to make the affair a success!!

### NEW SERGEANT-AT-ARMS

**BILL GAFFNEY** has volunteered to be the **Sergeant-At-Arms** for 1994. Bill and his wife **Ann** moved here in 1991 from Butler, New Jersey where he worked thirty-five (35) years for the Public Service & Gas Co. He has been a P.O.A. Member for three years and is in charge of our 50/50 drawing. **Welcome Aboard Bill!**



## PARKING VEHICLES ON THE LAWN

We have been in communication with the Director, Resident Amenity Division regarding the citations being issued when a car is parked on the lawn.

Management and our Association are in agreement that we wish to uphold the aesthetic quality of the subdivision. Management recognizes that there are situations in which it is the prudent thing to do to park on the lawn and that such instances must be of temporary nature.

We were advised that the notes the neighborhood watch personnel are placing on cars is a "deed restriction reminder" not a "citation".

We are pleased that we are meeting a cooperative atmosphere in discussing this matter with Management Personnel. We need to communicate a few items because there are still some questions to resolve. In the meantime, anyone who receives a notice from the security patrol regarding parking on the lawn, please write on the back the date and the circumstances involved.

Send the notice along with your information to your Unit Liaison Member for forwarding to President Bill Rich.

We should have a further report for you by next month's Bulletin.

\* \* \* \* \*

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\* \* \* \* \*

### DATES TO REMEMBER

First Tuesday of Month	7:30 P.M.	Board of Directors Mtg. Charlie Chaplin Room
First Thursday of Month	9:00 A.M.	Liaison Committee Mtg. Clark Gable Room
WEDNESDAY, MARCH 16, 1994	7:30 P.M.	Monthly Membership Mtg. Recreation Hall "ICE CREAM SOCIAL"

\* \* \* \* \*



## ECHOES FROM THE PAST

Material for this article is obtained by researching previously published "Bulletins" going back as far as the first "Bulletin" printed in May, 1978.

The following article was published in the February, 1979 "Bulletin".

### "PRESIDENT'S MESSAGE FROM VIRGIL COBURN

"I wish to thank all who have helped me so far. One big thing I have had on my mind, is that EVERYONE please work together in harmony.

"The old saying, "If you can't say something nice about your neighbor, please say nothing", is very apropos. LET'S MAKE 1979 A YEAR TO REMEMBER."

\* \* \* \* \*

The following article was published in the May, 1979 "Bulletin".

### "OFFICERS MEET WITH MR. SHAY

"Virgil Coburn, Al Slinkman and Fred Diana met with Mr. Shay on March 27, 1979 at 11:00 in his office. Matters discussed were:

1. Cleaning up lot #32 on Teakwood Lane.
2. Heating the swimming pool.
3. Having different bands play for dances in the clubhouse
4. Having water available at the picnic area.
5. Installing a drain in front of the clubhouse entrance.
6. Cleaning up the lake.
7. Street light at end of Nell Way.
8. Installation of STOP signs on Paradise Drive
9. Mr. Shay advised that the items of the drain, the lake, water at picnic area and street light are in the works. He was not in favor of the STOP signs. He had no objection to having different bands performing for dances. The heating equipment for heating the pool is not working.

As this "Bulletin" goes to press, the only street light that has been erected is the vapor lamp that was taken off the pole across the street from where Vermont Avenue and Owen Drive meet. Also, the north side of the lake has been cleaned."

\* \* \* \* \*



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## **MEMBERSHIP and 1994 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:

**Marie Armading, Treasurer**  
**711 Camelia Court**

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.

**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)

Property Closing Date \_\_\_\_\_

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