



Orange Blossom Gardens
Property Owner's Association, Inc.

BULLETIN - MAY 1994

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MINUTES OF APRIL 20, 1994 MONTHLY P.O.A. MEETING

I hope including the Minutes of the previous membership meeting will be interesting to all of you, particularly those who are unable to attend because of illness, or just do not like to go out at night. To those who do not attend regularly, when you read about what happens at meetings, maybe you will reconsider and start attending.

Meeting opened with the invocation by our Chaplain, Pat Sims, followed by the Pledge of Allegiance to the Flag.

Roll Call of Board of Directors and Liaison Committee Members.

Secretary and Treasurer reports were given.

President reported the Senate Bill SB 628 made it all the way to the Senate calendar. The companion House Bill HB 1263 was defeated in the Judiciary Committee. We were broadsided by the lobbyists for the Home Builders and Real Estate Associations. We will try again next year.

President reported that "Cellular Telephone Tower" built on farm land behind homes on East Schwartz was legally permitted by the County Building Department.

Vice-President gave update on pest control operators. They should have a State Operators License. If in doubt about Company, call Better Business Bureau.

Vice-President reported that "LPMC access road" off of "Paradise Drive" seems to be on "hold".

President requested increased participation in next Blood Donor Drive which is scheduled for April 25th.

Committee Chairman Frenchie Degre reported that P.O.A. Golf Tournament date has been changed to Saturday, November 19, 1994.

Sadie Woollard suggested we extend our meetings through the Summer. President advised he would place subject on agenda for next Board meeting.

President introduced speaker for evening - Lady Lake Police Chief Mike Ross. His update on "Community Policing Concept" was very interesting. He introduced Lieutenant Dan Hoover who will be in charge of The Villages District. A good exchange of questions and answers with the members took place following the information update.

Bill Gaffney and Betty Bailey conducted the 50/50 drawing.

Benediction was given by our Chaplain, Pat Sims.

President announced coffee and donuts would be served after meeting.

Meeting was adjourned.

* * *

MESSAGE FROM P.O.A. PRESIDENT BILL RICH

It was frustrating to watch the 1994 session of the Florida Legislature adjourn without passing our legislation. The twenty-five member Judiciary Committee of the House of Representatives voted against our Bill HB 1263 on two separate occasions. First on March 16th by a vote of fourteen to eleven and then on March 23rd by a vote of thirteen to eleven (with one member leaving the Chamber before voting). We wrote to the Representatives who voted against the Bill asking them to reconsider and House Co-Sponsors Geller, Schultz, Graber and Kelly asking them to push the Judiciary Committee to resurrect the Bill. Despite our efforts, the Bill was never reconsidered and was tabled.

The Senate version of the Bill SB 628 did very well. It passed the "Community Affairs Committee and the "Judiciary Committee" and was on the calendar for second reading and a vote by the full Senate.

Why didn't the Bill pass the House Judiciary Committee? To put it as factual as I know how, - We were broadsided by the lobbyists - the people who are paid by special interest groups to represent them in the legislature. The lobbyists for the Home Builders and Real Estate Associations testified against the legislation and were instrumental in preventing passage of the Bill.

The Bill was a good piece of legislation. It asked for revelation of Deed Restrictions before closing, a proper approach to transfer of control of Homeowner Associations from Developer to the property owner and accountability of receipts and expenditures of amenity fees. All three of these items are reasonable and fair requests.

Our Legislation Committee is to be commended for the efforts they put forth in trying to get these Bills passed. They put a lot of hours of letter writing and making telephone calls.

We learned one important lesson from this endeavor, and that is - you must have organized support from property owners all over the State of Florida - not just our area. The legislators need to hear from voters in their districts -- not the lobbyists in Tallahassee. They need to hear from the property owners who put them in office. The best way to do that is an organized, credible, State-wide letter writing campaign.

We are presently communicating with other Property Owners' Associations across the State and will be prepared for next year's legislative sessions with a network of letter writers. We will be writing thank you letters to those legislators who supported us this year and asking for their continuing support next year.

A SPECIAL THANKS to all you members who took the time to write letters to Legislators urging them to support the legislation. Your efforts were appreciated.



Bill Rich
President

P.O.A. MEMBERSHIP

Membership in the P.O.A. provides many benefits. Some of them may not be immediately obvious, as the monthly meetings that provide us with important information and our coffee and donut social, but the organization does many things for us!

We keep you informed of events and legislation that may affect you and your property investment, bring speakers to provide information you may need, investigate problems our residents have, make every effort to resolve problems with Management and others who affect our daily lives and property. Each Unit has a Liaison Member at your beckon call whenever you have a problem.

As an individual we are but one voice and can do little, but as a group of several thousand, we carry effective weight.

The objectives of the P.O.A. as stated in our Bylaws are:

1. Further the good will, friendship and understanding of the residents.
2. Support legislation which protects the rights of residents.
3. Inform residents of legislation which affects their lifestyle and property investment.
4. Promote and maintain a cordial working relationship with the developer.
5. Represent the property owners in matters relating to their rights under the law.

The objectives sum up what we can do to protect the rights and property investments of the residents. To accomplish this, we must have the full support of the residents and the first step one can make to give support is become a member of our association.

These are just a few of the important benefits of membership. There are too many to list here, but all are much easier attained if we have a large number of active members and this is where the individual can help. Ask your neighbors if they are members. Tell them of the benefits and the value of being a strong organization. Encourage them to fill out the form at the back of the "Bulletin" and send it to our Treasurer.

THANK YOU CHIEF ROSS AND LIEUTENANT HOOVER

Our thanks to Lady Lake Police Chief Mike Ross for speaking at our April meeting. Also, Lieutenant Dan Hoover, a native of Lady Lake, who will be in charge of The Villages District. The update on the progress of his "Community Policing Concept" was well received and interesting to all.

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RESULTS OF BLOOD DRIVE

While the men may have beaten the women in the fun and games connected with BOTS, OBG women (residents and employees) outnumbered the men as potential blood donors in the POA sponsored blood drive on April 25th.

Fifty-nine (59) men appeared and sixty-three (63) women came in for a total of one hundred and twenty-two (122).

The next blood drive will be in **October**. Watch for the date in the September POA Bulletin.

"SPECIAL THANKS" to DOROTHY HOERST AND ALL THE VOLUNTEERS for another successful blood drive!

"LET GEORGE DO IT"

The old saying "Let George Do It" does not work in our organization. All of us benefit from the activities of the P.O.A. and all of us should do our part to help.

The Board of Directors, Liaison Committee, Standing Committees and members serving on special committees are all volunteers. These are people who have chosen to give some of their "retirement time" to help our organization be successful. We all are indebted to them.

I want our organization to grow and continue to be considered a viable and credible influence in this community. We have plenty of areas in which I would like to see our organization more actively involved. To do this, we need more volunteers.

Volunteers are the life blood of this organization. We need people to serve on committees, go to meetings, make telephone calls, write letters and help do whatever it takes to get a job done or solve a problem. I need more of you to volunteer to help.

You can do that by filling out the following questionnaire. Either drop it in the P.O.A. mail box at the Recreation Hall, give it to your Unit Liaison Committee Member, or mail it to **Bill Rich - 617 Webb Way**.

I would like to volunteer my services.

I have experience as follows:

Name

Tel. No.

THE TOWER

You have probably noticed the presence of a "Tower" at the North end of The Villages behind the residences in the 1300 block of East Schwartz.

It is a 280 ft. tall communication tower built for the "Orlando Cellular Telephone Co." located on farm land in Lake County and is approximately 370 ft. North of the Lady Lake City limits.

Current "Land Development Regulations" allow building of towers on agriculture zoned districts without public hearings or notification of adjacent property owners. Building permits will be granted by the County Building Department if the site plans for the construction are approved by their "Technical Review Committee". Permits for the tower and the adjacent service building were granted by the County in March.

No one in our organization was aware of this construction until it was completed. We normally do not follow County activities that closely -- maybe we should!

For your information, I was informed by the County Planning and Zoning Agency that "LDR" is in the process of being revised. Any future tower construction in "agriculture zoned districts" will require a conditional building permit - which means two public hearings and notification of adjacent owners. Too late to help us!

MORE ON PEST CONTROL

Since advising the membership of a problem with pest control companies, we have received a number of additional complaints and have done further checking.

In an effort to learn more, we called the Lake County Better Business Bureau. We were advised that they had a number of unresolved complaints against one company and that they had Red Flagged another as "not reputable". The Lake County License Department advises that one company's license was **terminated February 18, 1994.**

We are not making a recommendation regarding any company other than to suggest you contact the Better Business Bureau at 326-0770 before deciding on a pest control company.

We do recommend that if a pest control operator tells you other work is needed, not in their line of work, that you get a second opinion before having the work done.

Licensed Pest Control Operators will carry an I.D. Card issued by the Department of Entomology and Pest Control, Box 210, Jacksonville, Fl. If the card says "Certified Operator" he is licensed. If it says, "I.D. Card Holder" he can work under supervision of a Certified Operator. If he has no I.D., he is not licensed to do the work.

A word to the wise should be sufficient!!

ECHOES FROM THE PAST

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

The following article was published in the **October, 1978** "Bulletin"

"A STORY ABOUT PEOPLE

This is a story about four people named: **EVERYBODY, SOMEBODY, ANYBODY and NOBODY.**

There was an important job to be done and **EVERYBODY** was asked to do it.

ANYBODY could have done it, but **NOBODY** did it.

SOMEBODY got angry about that, because **EVERYBODY** wouldn't do it.

It ended up that **EVERYBODY** blamed **SOMEBODY** when **NOBODY** accused **ANYBODY.**" ☺

* * * * *

GUEST SPEAKER FOR MAY MONTHLY MEETING

We will have a guest speaker from **Habitat for Humanity.** This organization builds low-cost housing for the underprivileged. All construction materials are donated and labor is done by all volunteers. If you plan to remodel your home, any items such as doors, windows, etc., would be appreciated and useful to this organization to help them perform these great deeds for "Humanity". Why not attend this meeting and learn how you may be of help!

FIRST P.O.A. GOLF TOURNAMENT

The **First P.O.A. Golf Tournament** will be on **SATURDAY, NOVEMBER 19, 1994, (date change).** The format will be a "Two Best Ball Scramble".

Please call **Frenchie Degre - 753-6741** or **Pete Tutoli at 753-5049,** to sign up or for further information. Enjoy!

DATES TO BE REMEMBERED

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, May 18, 1994 (Third Wednesday of Month)	7:30 P.M.	Monthly Membership Mtg. Recreation Hall

BLOOD DONOR DRIVE - DATE IN OCTOBER - TO BE ANNOUNCED

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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.

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MEMBERSHIP FORM

(please print)

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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 _____

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

USE ONLY Membership card issued _____ yes _____ no