



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

**BULLETIN - SEPTEMBER 1994**

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**BOARD OF DIRECTORS**

President William Rich, Jr.	753-8671	Secretary Lenora Radech	753-4448
Vice-President		Treasurer Marie Armading	753-4527
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Charlie Harvey	753-7294	Harold D. Heller	753-9154
Richard Moulton	753-2591	Pat Sims	753-8959
		Robert Conner	753-1684
		Dorothy Morehouse	753-0475
		Sadie A. Woollard	753-0615

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**LIAISON COMMITTEE MEMBERS**

Unit 1	Arnold Trempler	753-3681	Unit 7	Joe Sims	753-8959
Unit 2	Dorothy Davis	753-3633	Unit 8	Betty Zeutzius	753-8941
Unit 3	Tom Ritter	753-2678	Unit 9	Jeanine Barber	753-0916
Unit 4	Valgene Riedel	753-1710	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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**OTHER OFFICERS**

Chaplain	Pat Sims	753-8959
Sergeant-at-Arms	William Gaffney	753-9325

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**CHAIRPERSONS OF STANDING COMMITTEES**

Advertising	Glenn Swindler	753-4635	Negotiating	William Rich, Jr.	753-8671
Blood Bank	Dorothy Hoerst	753-9021	Nominating	Norm Cobb	753-4708
Bulletin Delivery	Edmund Vokey	753-2665		Dorothy Morehouse	753-0475
Bylaws	Jean Tuttle	753-3610		Ed O'Neill	753-6372
	William Rich, Jr.	753-8671	P.O.A. History	Earl Snider	753-2189
Computer Lists	Lee Ponder	753-1076	Procedures	Louise Ponder	753-1076
Editor	Lena Beauchamp	753-2417	Publicity	Harold Heller	753-9154
Liaison	Sadie A. Woollard	753-0615	Refreshments	Viola Tranchida	753-5432
Membership	Gloria Hasel	753-3162			



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MINUTES OF AUGUST 17, 1994 MONTHLY POA 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 Chaplin, 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 for May, June and July meetings.

President reported an action taken by Board of Directors in exercising our right to purchase the recreational facilities as covered in Florida Statue #723. Letter has been sent to Mr. Morse expressing our desire to purchase the amenities.

President reported there will be a Legislative Study Commission Meeting in Ocala on Tuesday, September 27, 1994 from 9:00 A.M. to 2:00 P.M. in the "Central Florida Community College" Auditorium.

Revisions in our Charter, voted on and passed at the July Meeting are being made by local Attorney Mr. Michael Milhorn. The Revised Charter will be filed with the State.

Meeting was opened for discussion on "opening our membership to the rest of the community". A good exchange of ideas and comments took place among members. President announced he will continue discussion on this subject at the September meeting and vote in October.

President read letter from resident in Unit 16 expressing desire to join our organization.

President read letter from West Central Florida Chapter of Alzheimer's Association announcing a fund raising walk on September 24th here in the Villages.

Bill Podvin announced that the American Legion Post #347 of Lady Lake is building a new Post Home on CR 466 and would appreciate all the support we can give him.

Gerri McCullough and Betty Bailey conducted 50/50 Drawing.

Benediction was given by Chaplin, Pat Sims.

Meeting was adjourned at 9:15 P.M.

\* \* \* \* \*

A MESSAGE FROM P.O.A. PRESIDENT BILL RICH

Since writing my last message to you in May, many interesting events have occurred. I'm happy to report the access road from Paradise Drive to the "LRMC" medical facility was stopped due to the efforts of the residents in that area. They are to be commended on the fine presentation they made before the "Planning and Zoning Board" in June. They were very well organized and convincing. The Board recommended to the Town Commission that the resolution be denied. Subsequently, "LRMC" withdrew its request.

Also, in June the Board of Directors voted to submit to the membership revisions to our By-Laws and Charter. I feel these changes were long overdue, and were sorely needed in order to point our organization in the right direction for future growth. The majority of the Board felt the same way. The changes were overwhelmingly approved at a special membership meeting called by the Board of Directors in July.

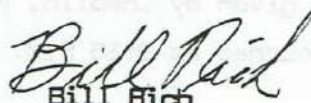
Beginning with a "workshop" meeting in June, the membership started discussions on the merits of inviting the rest of the community to join our organization. These discussions have continued in subsequent meetings and will be on the agenda at our September meeting. In October, I will request the full membership to vote on this very important subject. Proxy ballots will be included in the October Bulletin.

In June, our committee which follows activities of the Village Center Community Development District, were informed they were seriously considering purchasing the recreational facilities and had management's approval to proceed. They have since that time presented and had approved by the Town Commission two interlocal agreements. They are presently in the process of determining a selling price.

As required by our By-Laws, the Board of Directors are obligated to exercise our right of first refusal in purchasing the amenities as expressed in Chapter 723 Florida Statutes. I have communicated to management our desire to do same. Also, the Board has solicited the services of the "Blair Group", a consulting firm in Lakeland, Florida to assist us in our endeavors.

Another event that we are very much interested in following is the meeting of the Legislative Study Commission in Ocala on September 27th. The POA will be represented at that meeting.

As you can see, many things have transpired since May to September and I am thankful there were a lot of good, loyal members around here to help me. Also, it sure adds credence to our decision to change the By-Laws and have meetings year round. It is obvious to me this organization has to be ever vigilant.

  
Bill Rich  
President



## AMENDMENTS TO THE BY-LAWS AND CHARTER

On June 20, 1994, copies of revisions to the By-Laws and Charter along with proxy ballots, were hand delivered to the homes of all members. Those members who could not be personally contacted were mailed a copy.

On July 20, 1994, a special meeting was held at the Recreation Hall, at which votes and proxy ballots were counted under the supervision of the Balloting Committee. Members of the Balloting Committee were: Chairman Robert Conner, Dorothy Morehouse, Betty Zeutzuis and Betty Bailey.

Mr. Conner reported to the membership that 788 paid-up members were eligible to vote and a minimum affirmative vote of 395 was necessary for acceptance of the proposed revisions. The vote on the By-Law revisions was 476 in favor and 37 against.

The changes made include; offering membership in our Association to all homeowners in those Units which have been approved for membership by the Board of Directors. Election of officers, amendment of the By-laws or Charter will be determined by the majority of those voting after the entire membership has been notified. Amendments to the By-Laws can be made any month of the year instead of November only. Monthly membership meetings will be held year round. The Association will represent you in matters covered in Chapter 723 Florida Statute plus other related Statutes. All residents of the Villages are welcome to attend our meetings. Definition of "quorum" is redefined. President shall appoint Chairperson of Nominating Committee in January instead of November.

Congratulations to all of you who showed interest in voting. By my calculations, approximately 64% of the Membership participated.

### SPEAKER FOR SEPTEMBER MEETING

Mr. Gary Moyer, Manager of the Village Center Community Development District will be our Guest Speaker at the September Membership meeting. The District is working on a proposal to purchase the amenities from the developer. Mr. Moyer manages 42 Community Development Districts in the State of Florida. This should be one of our most interesting and informative meetings of the year. Remember, our meetings are open to all residents, so if you have a friend or neighbor who wants to attend, bring them along!!

### WANTED!! - ARE YOU MY TYPE??

Anyone who is "O" - "A" - "B" or "AB" Positive or Negative!! Please apply for our next Blood Drive to be held Monday, October 24, 1994, at the Recreation Hall. This will be our last drive for the year. Please come - 'Cause you're my type! For appointment, please call Dorothy Hoerst - 753-9021. Walk-ins always welcome!



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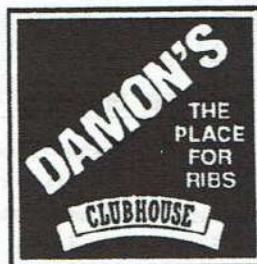
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The Director of the Villages Amenities Division, Monica Andersen, recently asked for an article describing our organization for publication in the 1995 Village phone directory. The following was submitted and accepted:

"ORANGE BLOSSOM GARDENS PROPERTY OWNERS' ASSOCIATION, INC.

"The Orange Blossom Gardens Property Owners' Association, Inc. has been in existence almost as long as the development itself. The POA was incorporated in 1975 and will celebrate its twentieth anniversary on November 20th of this year. The objectives set forth in 1975 are the same today: to further good will, friendship and understanding of residents, to protect the rights of homeowners, and to maintain a cordial working relationship with the developer. Meetings are held in the Recreation Hall on the third Wednesday of each month at 7:30 P.M. Meetings are devoted to current subjects of concern to members; and every effort is made to provide information on all matters which affect the lifestyle and enjoyment of retirement. For information regarding membership and annual dues, call President Bill Rich at 753-8671."

1995 P.O.A. ELECTION OF OFFICE

The P.O.A. Elections are coming up in November. Anyone interested in running for an office should submit a resume of their qualifications to any one of the following members of the Nominating Committee:

Norm Cobb	- 1641 West Schwartz Blvd.
Dorothy Morehouse	- 1640 West Schwartz Blvd.
Ed O'Neill	- 709 Jason Drive

All offices including three Board of Directors positions will be open for election. The November Monthly Membership Meeting is for paid-up Members only! Remember - To be eligible to vote, dues must be paid by the end of October.

OUR BEST TO YOU LEE PONDER!!

LEE PONDER, Vice-President for this year and all of last year has tendered his resignation effective July 1, 1994. Lee is in ill-health and is facing surgery for a chronic back condition. He hopes to be able to maintain our computer records and assist the P.O.A. when possible. Lee has given many hours of his personal time to help our Association. Not having his active presence is a great loss to our organization. Good Luck, Lee!! Our thoughts are with you!!

A REMINDER!!

The First POA Golf Tournament will be on Saturday, November 19, 1994. 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.



## WHY JOIN THE P.O.A.??

Perhaps you, too, have wondered why some long-time year-round and part-time residents have never joined the P.O.A. or why some have joined but have allowed their membership to lapse.

Here are some of the reasons which have been heard in the past:

1. "Why should I join when I benefit from the P.O.A.'s efforts as much as members do?"

Answer: If everyone felt that way, there would be no support for the only organization which is committed to protecting the rights of all residents. No one would benefit in that event.

2. "I did not retire to get involved."

Answer: Whether it is your country, your community or your home, you are involved at every stage of your life as a citizen, a member of a community and a property owner. Retirement is not a substitute for involvement.

3. "I can handle my own affairs."

Answer: Pertaining to your personal and financial affairs, you undoubtedly can; but we are concerned with issues which affect the entire community.

4. "Nobody asked me to join."

Answer: It hasn't been for lack of trying. The P.O.A. Bulletin is delivered to every home in Units 1-13. There is a membership form in every issue which allows for new, renewed and reinstated memberships. We continually stress the importance of membership to both you and the P.O.A.

5. "I've been told by non-members not to join because the P.O.A. doesn't do anything for you."

Answer: Come to our open meetings, check out our accomplishments to date and meet our people. Determine for yourself that we are deserving of your involvement and support.

6. "How does membership benefit me if I do not live here year-round?"

Answer: For that very reason you should become involved. The P.O.A. is here year-round and looks after your interests even when you are away for several months each year.

Another answer to all of the above and any other reason non-members might have is in the form of a question. "Shouldn't you want to have a voice in deciding matters pertaining to your community and retirement life-style?" Only members enjoy that privilege.

Join today and become a part of the celebration next year of the Twentieth (20th) Anniversary of the founding of the P.O.A.!!



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

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

**"A GOOD GARDEN"**

In my garden I would first plant five rows of **peas**:

Preparedness  
Promptness  
Perseverance  
Politeness  
Prayer

Next to them I would plant three rows of **squash**:

Squash gossip  
Squash criticism  
Squash indifference

Then I would put in five rows of **lettuce**:

Let us be faithful  
Let us be unselfish  
Let us be loyal  
Let us love one another  
Let us be truthful

No garden is complete without **turnip** and mine would have:

Turn up for church  
Turn up with a smile  
Turn up with a new idea  
Turn up with real determination"

\* \* \* \* \*

**IMPORTANT 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 Meeting Lucille Ball Room
Wednesday, September 21, 1994 (Third Wednesday of Month)	7:30 P.M.	Monthly Membership Meeting Recreation Hall

**MONDAY, October 24, 1994 - BLOOD BANK DRIVE - RECREATION HALL**

For appointment call: **DOROTHY HOERST - 753-9021**

**WALK-INS ALWAYS WELCOME!!**

**Last Friday of Month - 9:00 A.M. - VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
Meeting at: **COMMUNITY CENTER - GUAVA ST.**

**MEETINGS OPEN TO PUBLIC - BE INFORMED! ATTEND!**





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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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USE ONLY Membership card issued \_\_\_\_\_ yes \_\_\_\_\_ no