



Orange Blossom Gardens
Property Owner's Association, Inc.

BULLETIN • MAY 1995

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Unit 4 Valgene Riedel	753-1710	Unit 13 Ross Bacon	753-4445
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Unit 7 Joe Sims	753-8959	Liaison at Large Units 14 thru 21	
Unit 8		Charles (Don) Lathom	753-5429
Unit 9 Jeanine Barber	753-0916		

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			Refreshments	Rose Geeze	753-7131

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MINUTES OF APRIL 14, 1995, MONTHLY P.O.A. MEETING

Meeting opened with the invocation by 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's report were given.

Two Guest Speakers were scheduled for the evening, Mr. Ron Hawkins and Mr. Ed Havill, Property Appraisers for Sumter County and Lake County respectively. Mr. Hawkins was unable to attend due to a mix-up in schedules and will be rescheduled for a future meeting. Mr. Havill spoke on several topics including the 1992 Florida Amendment 10, which sets limits on annual increases in taxes for homestead properties. He is a strong supporter of growth in Lake County and the sharing of our tax load with new residents. This was an excellent talk given by a quality speaker who obviously knew his subject. Mr. Havill welcomed questions from the audience and stayed after the meeting to visit with members.

Report was given on the recent activities of the Lake County "VCCDD" and Sumter "VCDD" -1.

Blood drives using the Bloodmobile are not planned for the future. Members are urged to donate blood at the Northwest County Blood Bank located in the La Plaza Grande Center. You can donate every eight (8) weeks. Make sure your donation is credited to our Plan #961. If you ever have a need to withdraw from our Blood Bank, call Dorothy Hoerst at 753-9021.

Senate Bill SB 1714 requiring accountability of amenity fees by the Developer, is thru Committee and ready for a vote on the Senate Floor. This Bill is being sponsored by Senator Karen Johnson, District #11. The Companion Bill, HB 2041 in the House of Representatives, encountered delays and will be attached to another Bill scheduled for a vote on the House Floor. There's a very good chance the Bill will be passed this year.

President Bill Rich discussed the status of the Consent Documents being circulated to residents in Units One through Thirteen. He urged all present to continue to support and help with this endeavor.

Bill Gaffney conducted the 50/50 drawing.

Benediction was given by Chaplain Pat Sims.

Meeting was adjourned.

Refreshments were served and enjoyed by all!

* * * * *

I stated in the February Bulletin my personal objections to the sale of the recreational facilities to the "VCCDD". In that issue, I gave three reasons for my objections.

First, I objected to the lack of residents representation on the Board of Supervisors of the "VCCDD". The Board would be making decisions affecting the quality of the maintenance of our recreational facilities and we would not have a vote, only verbal input. How can that be? Well, the five (5) man Board of Supervisors is elected by the landowners in the district, one vote for each acre of land. All 169.56 acres in the district is owned by the developer. So, he has the lawful right to cast his votes for the candidates of his choice. **Secondly**, I said it was improper use of my amenity fees. My deed restrictions state that I will pay the developer a monthly assessment for the maintenance of the recreational facilities and common grounds. I have not given him nor the "VCCDD" consent to use my amenity fees to make payments on bonds.

Thirdly, I took exception with the list of assets proposed to be transferred to the "VCCDD". Several items listed were not recreational facilities or common grounds. These included restaurants, postal facilities, gates and guard houses. Since then, the restaurants have been removed. However, the other items still remain on the list.

If you are really interested in this proposed acquisition, consider the three groups of individuals that are affected. The "VCCDD", the developer and the residents. The "VCCDD" gains another substantial management fee and the subsequent employment of an enlarged staff to handle the increased budget. The developer gets \$25,000,000 for the sale of the recreational facilities. Residents gain open meetings and financial records. However, a recent development **negates** one of these. **The Florida Legislature in recent session passed legislation requiring accountability of amenity fees by the developer.** (See article in this edition). The one remaining possible advantage is open meetings. I believe the present Recreational Staff is open and accessible to all residents. What advantages are left?

This is the last issue of the Bulletin until September. Please check "Lady Lake Magazine" for information on Guest Speakers and Summer activities of our organization. For those of you who are traveling, have a pleasant and safe Summer.


Bill Rich
President

Legislation requiring accountability of amenity fees has passed the Florida Senate and House and awaits the signature of Governor Chiles. At 3:00 A.M. on Saturday morning, May 6, 1995, the House in extended session passed the Bill which had previously been approved by the Senate.

The credit for getting this legislation passed goes entirely to Senator Karen Johnson District 11 and her excellent staff. She proposed the legislation at the start of this year's session. Followed it thru Committees and to the ultimate passage on the Senate Floor. Then she worked diligently with the House Members to gain their approval. This lovely lady deserves the thanks and support of all of us residents. Section 17 of Senate Bill CS/SB 1714 is printed below:

"Section 17. In a residential subdivision in which the owners of lots or parcels must pay maintenance or amenity fees to the subdivision developer or to the owners of the common areas, recreational facilities, and other properties serving the lots or parcels, the developer or the owner of such areas, facilities, or properties shall issue to each lot or parcel owner, by mail or personal service, within 60 days following the end of each fiscal or calendar year, a complete financial report of the actual, total receipts of maintenance or amenity fees received by it, and an itemized listing of the expenditures made by it, for that year."

This Act shall take effect **October 1, 1995.**

SUMTER MEMBERS

The interest being shown in our Association by the residents in Sumter is most gratifying. We are pleased so many have joined with us. Volunteers are always needed for Liaison Committee Members, walkers to deliver Bulletins and help with other necessary work. Please call **RUSSELL DAY**, Liaison Committee Member At-Large - **750-3108**. **Why not volunteer now!** Your support is needed and appreciated. **Thank you!**

AMERICAN LEGION

By now it's not news that the American Legion Veterans Memorial Post 347 is building a new Post which could be used as a hurricane/emergency shelter for our area.

The primary method of fund raising has been through donations from members of the Post and from the Community. Starting soon the Post will hold **BINGO** twice a week, with the funds going towards the building fund.

The Veterans in Post 347 have served their Country well and have made many sacrifices. Donations can be made to **Joe Berube** - **753-5314** or **Bill Podvin** at **753-1267**. **Thank you!**

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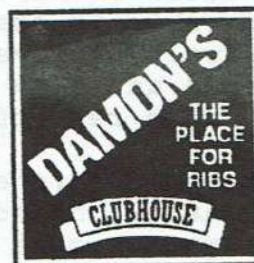
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MEMBERSHIP DRIVE REPORT

8

The Board of Directors of the P.O.A. believes that a large membership is essential for our organization to be effective. Last year an extensive membership drive was started and they are pleased to report it has borne favorable results.

Some members renew on the anniversary month in which they originally joined when, in fact, dues fall due on January 1st each year.

Others reinstate every other year rather than renewing annually.

We take responsibility for the latter two instances. We have remedied this and postcards will be sent to members who forgot to renew or who merely postponed renewing due to a busy schedule.

A new procedure has been established. A self-addressed envelope with a Membership Form will be inserted in December Bulletins to make it easier to remit dues. This should be especially helpful to members or new residents who are unable to attend meetings.

We look forward to your support as we continue our endeavors to meet the obligations we undertook twenty years ago.

DID YOU NOTICE??

The P.O.A. introduced a new feature for the Bulletin which commenced with the March issue.

It is entitled "Profile of P.O.A. Members" and will be a continuing series which will appear each month on the back cover.

The March issue featured Earle and Evelyn Snider, and the April issue featured Fred Diana and his Sister "Betty" Hunter. These two articles presented people who have been members since the P.O.A. was formed in 1975.

Future articles will profile new members as well as long-time members and reinstated members. We think you will enjoy becoming acquainted with residents who form the membership of our organization.

Good health is an important part of enjoying an active retirement. All of us need to watch our diets, get ample sleep and above all, get plenty of exercise. The **LRMC Wellness Center**, located at 106 La Plaza Boulevard can help all of us to a healthier way of life.

They have a staff of Degreed Professionals, Exercise Specialists who welcome the opportunity to educate members on risk factor modification to lower the impact heart disease and stroke can play in one's life.

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MAY MONTHLY MEMBERSHIP MEETING

The May meeting of the OBG Property Owners' Association will be held at 7:30 P.M. on **May 17, 1995 in the Recreation Hall**. Two Guest Speakers have been scheduled for this meeting. **Tammy Rogers, Lake County Sheriffs Community Service Officer** and **Pete Wahl, Administrator of the Village Center Community Development District (VCCDD)**.

Tammy will speak about the "Vial of Life", Senior Safety and 911 Programs the Sheriffs Department have available. There is a similar program in Sumter County and this will be explained.

Mr. Wahl has requested that the format for his talk be a question and answer session with the audience, instead of a prepared speech. All questions will come directly from the floor. There will be **one** question per person. Have your questions ready when you come to the meeting.

This promises to be an interesting program. Please come and bring a friend. Stay after the meeting and enjoy the coffee and donuts.

All residents of The Villages are welcome to attend. If you have not paid your dues for 1995, or if you have not joined this fine organization, you can do so at the meeting.

THANK YOU MR. HAVILL!

The following letter was recently received from Mr. Ed Havill, Lake County Property Appraiser, who spoke at our April meeting.

I thought the Membership would enjoy sharing his comments.

"Please express my sincere gratitude to the members of your organization for allowing me to address your meeting on Wednesday, April 19th.

"I know that you're proud of the friendliness and warmth that your members show to each other as well as to your guests.

"If there is anything that I, or anyone in this office, can do to assist you in any way in the future---short of breaking the law---please don't hesitate to call me personally and if it's within my power, I'll see that it's taken care of.

"One of the greatest pleasures for me as I visit various groups around Lake County is that I make a lot of new friends and renew a lot of old friendships.

"Thank you again for making my visit with you so enjoyable."

IMPORTANT DATES TO REMEMBER

REMINDER: The next Bulletin will be published in September. The MEETINGS listed below will continue through the SUMMER months. Members are welcome to attend all meetings.

First Tuesday of Month	7:30 P.M.	Board of Directors Meeting Charlie Chaplin Room
First Thursday of Month	9:00 A.M.	Liaison Committee Meeting Lucille Ball Room
Wednesday, May 17, 1995 (Third Wednesday of Month)	7:30 P.M.	Monthly Membership Meeting Recreation Hall

FRIDAY, MAY 26, 1995 - VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT MTG.
AT GUAVA STREET - COMMUNITY CENTER - LADY LAKE AT 9:00 A.M.

FRIDAY, MAY 26, 1995 - VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
MEETING AT SUMTER COUNTY GOV'T. BLDG. - (CR 466) AT 10:00 A.M.

The following dates are for the Summer Meetings of the above Community Development District Meetings. Friday, June 30, 1995

Friday, July 28, 1995

Friday, August 25, 1995



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Profile of P.O.A. Members

A Continuing Series



Photograph by Jane Mills

Dorothy Jacobs and her husband of 36 years moved to O.B.G. in 1985 from Long Island. They resided on Karney and became P.O.A. members. R. W. Corbett hails from North Carolina and moved to O.B.G. in 1987, residing on Camelia Court. He also became a P.O.A. member. After her husband's death, Dorothy joined the Singles Club where she and R. W. met. They wed in 1988. They remained members until their move to Unit 2 in Sumter County in 1993 where they were ineligible for membership until P.O.A. bylaws were amended last year which enabled them to reinstate their membership. As a WWII veteran, R. W. served in the Philippines. He is a retired bank vice-president whose retirement pursuits include golf, gardening and salt water fishing. He has two children and four grandchildren. Dorothy worked as a saleslady for the Mays Department Store. She enjoys golfing, dancing and is active in exercise groups. She has three children and six grandchildren. They say their P.O.A. membership is important to them because they believe it represents the interests of residents better than other organizations.

TO JOIN POA: You may join at our meetings or simply fill out the membership form below, pay dues of \$6.00 per household, and place in the **OBG/POA Drop Box** in the Recreation Hall or mail form and check for dues to: **P.O. Box 1657, Lady Lake, FL 32158-1657**

Membership Form (Please Print)

Name(s) _____

Address _____ Phone _____

Unit _____ Villa _____ County _____

Property Closing Date _____

☐ New

☐ Renewal

☐ Reinstated

I (we) hereby consent to membership in the
Orange Blossom Gardens Property Owners' Association, Inc.

Signature(s)

To be able to keep our members current with various issues, it is important that we have all your addresses on file. If you maintain another residence (during the summer, for example) please list the mailing address of that residence below:

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