



THE PLANTATION PALMS

MARCH 2025

Reader

THE OFFICIAL *Newsletter* OF PLANTATION PALMS

from the PRESIDENT

Save The Date



**Investment Club Meeting
March 4th**

**Book Club
March 4th**

**ARC Monthly Meeting
(if needed) – March 3rd**

**Fining Review Committee
March 11th**

**HOA Monthly Board Meeting
March 20th**

**Cigar Night
March 30th**

**Spring Garage Sale
April 12th**

**Special Members Meeting
April 17th**

**Fall Garage Sale
October 25th**

Finally, some beautiful weather and we switched back to daylight savings time. Spring in Florida is just gorgeous. Pool water is warming up, the grass is greener, we even have a few flowers. The community is looking great, we just trimmed all the oak and palm trees, and we are awaiting a complete mulching job.

Saving You Money – A Bulk Trash Deal

We are always looking for ways to save you money. This led us to investigate a deal with our current trash/recycle company, Waste Connections. The Waste Connections bulk offer is for \$60/qtr, including trash/recycle bins, far less than what most of us pay now. Since it is a bulk agreement, WC would just bill the HOA, eliminating your monthly individual billing. Based on \$60/qtr, the HOA would raise annual dues by \$240. Unless you have already purchased your trash can you'll save over \$100/year for the same exact services. If you own trash cans, you'll just save a few dollars.

We Need Your Vote - Now

To do this bulk trash/recycle deal the HOA needs to amend our governing documents and this requires a vote. We need 67% of all owners to vote yes, similar to the rental restrictions vote we took. This time however, we can just use e-voting or paper proxies. Under Florida law our window for voting is limited to 90 days after we "open" a Special Meeting. We, however, can cast e-voting ballots and submit a paper proxy prior to the Special Meeting. We will need volunteers to help get the vote out. We have 3 Community Captains that have volunteered: Dawn Lifrieri – master HOA, TC Daerda – the Reserve and Beth Hodge – Savanna. They will each be looking for additional volunteers.

How to Vote

The easiest way to vote is just log onto your homeowner's portal account and follow the e-voting process. If you can e-vote online just simply sign a proxy ballot and vote yes. This is not a secret ballot like an election so you can just turn in your proxy to our volunteers, a board member or CA.

Special HOA Members Meeting – April 17, 2025

At our February monthly board meeting we voted to hold a Special Members Meeting to count the votes and see if we received the 550 required yes votes. We mailed out a copy of the amendment, a paper proxy and cover letter to every house. The Special Meeting will coincide with our April 17th monthly board meeting at CA. You are always welcome to attend our monthly meeting, but there is no requirement to attend the Special Meeting. We will open the meeting, announce the vote count and if necessary, adjourn the meeting. If we don't have 550 votes at the Special Meeting, we can adjourn the meeting and schedule it again for 30-90 days. All proxies/votes expire 90 days after the April 17th Special Meeting. If we can't get the votes in these 90 days, the vote will fail, and we'll probably abandon the project. If the master HOA can't get the votes, the Reserve may pursue the cost savings program on their own.

Important Updates

1. We are working on Standards & Guidelines for the installation and use of permanent LED lighting on our houses. We'll circulate it and "notice" a date for a board vote to approve the Guidelines. All exterior modifications require ARC approval.

Continued on page 5

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Condominium Associates

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813.341.0943

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Volunteering increases social interaction and helps build a support system based on common interests. One of the best ways to make new friends and strengthen existing relationships is to participate in a shared activity. Dedicating time as a volunteer helps expand social network and practice social skills with others.

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Website and Facebook Information...

There is a new website for Condominium Associates – it is <https://condo.cincwebaxis.com/>.

If you had an account before, you can go to the site and click "forgot my password" and you will be sent a link to set up a new password. If you never registered before you can register on the site. If you have any problems or questions you can contact the Association and they will assist in setting up your account.

Plantation Palms HOA is on Facebook. Check out the link and join in at: <https://www.facebook.com/groups/502894743220130/>

Savanna Board of Directors

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maryjanepope@gmail.com

Paul Oreck – Treasurer

taoreck@gmail.com

Joanna Cherry – Secretary

Snoww88@aol.com

James Kohl – Director

Jimk.in.fl@gmail.com

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KNic1@msn.com

Savanna Property Manager

Condominium Associates

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facebook

Don't forget to join our Facebook page for complete and accurate community information, open to ALL residents at, "HOA PLANTATION PALMS THE RESERVE". One of our admins will approve your request. You can also send a question to the Board at thereserve2020@gmail.com

President's Letter Continued...

2. Just an update on the SWFWMD 3C pond maintenance project. We are now working with a contractor to bid on this job. This project is just a money-pit and we are trying to minimize the costs. If you find drainage issues on HOA property, please contact us.
3. Lawsuit update. In a shocking move, at our case management conference on January 27th the plaintiff's asked the judge to delay the trial for another year! They indicated they wanted to run more engineering tests. They already have an engineering report that our expert witness engineer completely refutes. The plaintiffs have been dragging out this trial for the last 7 years. The HOA just wants to move on and resolve this. It's important for all homeowners that the HOA prevails in this suit as we are financially responsible for any outcome.
4. Our governing documents forbid fishing in all ponds. The HOA only own's a few ponds and the rest are golf course ponds, all private property. A homeowner contacted the HOA about kids coming onto their property and fishing from their backyard. The HOA has no way to enforce the no fishing rule.
5. I continue to hold meetings with my HOA Leaders consortium. We have been meeting for almost 2 years now and have over 75 communities in the group. Sharing best practices with other HOA presidents has been very valuable. Nick Deliso, the Reserve president, Jane Pope, the Savanna president and our Scott Wickham have been active participants. It's amazing to see how many communities have followed our lead in restricting the growth of future rentals and benefiting from Spectrum non-bulk agreements.

You can get additional community information on this site: <https://ppgolfcourse.wordpress.com>
Diane and I always look forward to enjoying dinner at Mulligan's so please stop by and say hi.

Best Wishes,

Jim Hammond

President

From the Desk of the Reserve HOA President:

HAPPY SAINT PATRICKS DAY!

Here we are entering the end of the first quarter of 2025, and with that we bid goodbye to the cold (at least I hope so). Having been up in NY in late February, coming home to 50 degree temps never felt so good. Temps in NY were in the teens, and I guess I am becoming more and more a Floridian as I just was not comfortable at all. The good news was I was able to enjoy many of my NY favorites. Clam Pie, the many Italian pastries I grew up with, and crunchy on the outside yet soft on the inside Italian bread (just to name a few). Having celebrated a birthday while there, I was able to enjoy all of this with many family members over a few different nights. The highlight of my trip is getting to cook for my 90 y/o mom. She is getting old and enjoys all the foods she cooked for our family growing up. It feels good to be able to now serve her all the meals that she taught me how to cook. One thing is clear during every visit is that they miss me as much as I miss them.

While I heard it was pretty cool down here, I think we may have seen the last of it.

LANDSCAPING:

Landscape Workshop continues to work on our lawns and thus far have been delivering. Not sure what will occur when we get into the growing season as many landscapers seem to fall apart after the first few months. I do have a few RFP's out there with various landscapers and await their response.

While on the subject of landscaping, I'd be remiss if I did not discuss the amount of Armadillo's that have invaded our community. In my eight years here I've never seen so many of these little guys running around the community after dark. They are also huge compared to what I've seen in previous years. One theory is that they are coming from the other side of the South Canal, as they are expanding the Connerton

community and have cleared all the land up to Ehren Cutoff. I did post a video of one on Jim's FB page.

DRIVEWAYS/SIDEWALKS:

Chelle continues to monitor driveways and sidewalks, along with parking over the sidewalks. She also participates in the monthly landscape inspections with Lorraine, Loren, and the Landscape Workshop supervisor. This allows her to view the rear of homes every other month. Have a ripped screen? Please replace it. Mold algae growing on the screens? Please clean them. You'd be surprised (or maybe not) what we see back there. Not a good look for the community, especially for those homes that sit on the golf course.

Thank you, Lorraine and Loren, for participating in these inspections. I know we've had a few cold mornings but you guys stormed through it!

POOL:

The pool heater is back on! Loren has been monitoring temperatures and after having a conversation it was decided to turn the heater back on. The pool is for your enjoyment, and we will continue to heat it for as long as it makes sense to do so. Need a pool key? Please do not hesitate to reach out to our Pool Chairperson, Julia Whitley (juliavwhitley@gmail.com). She'll be more than happy to assist you. Thanks Julia!

FINANCIALS:

Rob Walker continues to reinvest our funds in bank CD's. Rates have dropped a bit and he is doing his best to get us the best rates. Rest assured, financially we are in fantastic shape!. Thanks Rob for a job well done.

OUTSTANDING MONTHLY ASSESSMENTS:

We still have many small outstanding balances so I'll again ask that you take the time to review your accounts, even if you think you are fully paid.

Continued on page 7

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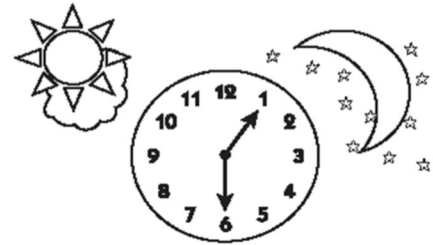


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From the Desk of the Reserve HOA President Continued...

HOME SALES:

Sales of homes in the Reserve are again picking up. Priced correctly these homes will sell. We continue to be a very desirable community! Welcome to our new residents, and please don't be shy in meeting your new neighbors.

SIDEWALK CRACKS:

Alberto has failed to come out to correct the issue of returning sidewalk cracks. At the last meeting the Board voted to turn this over to the attorney for resolution. Either fix the cracks or issue a refund.

TRASH PICKUP:

Thank you to all of you who have volunteered to assist in the "Bulk Trash Agreement" project. After several conversations with Jim Hammond, we decided to do it as one community. Had the Reserve gone it alone we would have had to again submit a PROXY for the rest of the community to benefit. It would be double work for the residents of the Reserve as well as the volunteers. The new date to go live (should it pass) is January 1, 2026. The mailbox at the pool will again be a drop-box for PROXY votes, so please feel free to utilize this. Don't forget about e-Voting, the fastest, easiest way to submit your vote. Either way, let's get 'er done!

NEW RESIDENTS:

Welcome to the community. If I have yet to stop by your home (I think I got you all) please send an email to "thereserve2020@gmail.com". I'll stop by to say "hi", as well as send you a document with some helpful information

DCCR'S (OUR GOVERNING DOCUMENTS):

We have finally completed the DCCR's, updating them with some of the new laws that have been passed (and I'm sure there will be more). Shortly, we will be sending them out to the community for comments. All comments will be reviewed and shared with the attorney for possible inclusion. After that the community will vote to accept them. Please be sure to review them once posted to the PORTAL, and cast your vote at the appropriate time (PROXY Ballots will be sent out). Our documents are over 20 years old, and have had some amendments made (some of which did not really make sense). Thank you to the Board for the time they spent reviewing the documents and adding their suggestions. A special thanks to our Secretary, Brett Greiveldinger who has read the documents, and then re-read them several more times every time a new law was passed. Yes, we spent lots of time trying to get this right.

SERVICE REQUESTS:

Eileen Shires is responsible for taking your service requests. Please email her at: eshires@mgmt-assoc.com

If it's Board/community related, please use the Board email address "thereserve2020@gmail.com" to communicate with us. As I'd like the entire Board to be aware of resident concerns I ask that you use this email address. If you are new to the Reserve (owner or renter), please contact a Board member via email at "thereserve2020@gmail.com". Don't forget to join the Facebook page:

"HOA PLANTATION PALMS THE RESERVE"

Please note that the FB page IS NOT an "Official" page. While I have been sending out lots of Board/HOA information I will post not as HOA President, but as a resident. Changes to Florida law, and advice from our attorney led me to this decision.

A few reminders for the community, and things that should be considered:

1. Let's not forget our new residents! Reach out to your new neighbors and say hi! We've had a few new residents join us since our last newsletter. Welcome to all, both owners and renters!
2. Please try to utilize the new PORTAL for the submission of work orders. Alternatively, you can request through Eileen Shires at Management & Associates.
3. Facebook (including DM) is NOT the proper channel to report issues. Please use the Board email address "thereserve2020@gmail.com" so that the entire Board can be informed and the proper person can respond.
4. Suggestions for improving our community? Send us a note. All suggestions will be considered.

"Thanks" to all who attend our Board meetings. This is YOUR community and you should show interest. Some say it's a thankless job, but hearing your comments is all the thanks I need!

As a parting thought, please consider taking an active role in the community by joining a committee and become part of a winning team! We have many talented people in our community, so why not show us what you can do? It's YOUR community...help make a difference. We do appreciate those who have volunteered their time to help, and I'm happy to see more people raising their hands. I again would like to thank those currently participating. Ask me how you too can assist your community.

FROM THE DESK OF THE SAVANNA AT PLANTATION PALMS HOA PRESIDENT:

Hello! Savanna Neighbors -

Check out the Condominium Associates website (<https://condo.cincwebaxis.com/>) to get all the latest updates and access to our governing documents. The Condominium Associates website and link to our community is the "Official" Savanna forum of information. It contains meeting minutes, the governing documents, as well as any additional communications to the community.

Mulligans has a new chef! Make sure you're keeping up with all the news.

A couple of reminders:

1. Next quarterly meeting for Savanna in 2025 is scheduled for **Thursday, May 1 at 6:30p ET** at the Condo Associates offices, 2019 Osprey Lane, Lutz. Mark your calendars. Hope to see you there.
2. **The Savanna HOA quarterly fees are due April 1 (currently \$172.42)** The quarterly fees are due on the first day of quarter (Jan 1, Apr 1, Jul 1, and Oct 1).. **PLEASE MARK YOUR CALENDAR and pay the assessment on time – or better yet, set up a scheduled ACH payment.**
3. **VOLUNTEERS NEEDED TO HELP SUPPORT OUR SAFETY INITIATIVE THIS YEAR.** We're updating our 4-digit resident gate codes. Please reach out to me (407-617-5263) or stop by my house (23402 Gracewood). Thank you to those who've reached out to volunteer!! Be on the lookout for more information on getting your gate code updated.
4. **FRIENDLY REMINDER.** All dogs must be on a leash when outdoors and please make sure to **pick up after your dogs!**

Always feel free to reach out if you have questions.

Jane Pope
President

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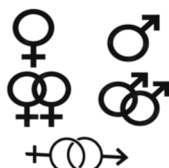
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