



# THE PLANTATION PALMS

DECEMBER 2024

# Reader

THE OFFICIAL *Newsletter* OF PLANTATION PALMS

# from the PRESIDENT

Save  
The Date 

**Investment Club Meeting**

**December 3rd**

**Book Club**

**December 3rd**

**ARC Monthly Meeting**

**(if needed) December 2nd**

**Fining Review Committee**

**December 10th**

**HOA Monthly Board Meeting**

**December 19th**

**Cigar Night – December 29th**

**HOA Annual Meeting**

**Tuesday, January 28, 2025**

From the Plantation Palms HOA Board and the Hammond family, we wish you a joyous holiday season filled with warmth, laughter, and cherished moments with loved ones. Thank you for your continued cooperation in maintaining our beautiful community, and we look forward to a happy and safe New Year together. Our entrance, lit up with Christmas lighting, looks so nice. Thank you Beth Hodge for adding lights on the guardhouse this year.

### HOA Board Changes

As many of you know, I have had the privilege of serving the community and HOA Board for a decade, and I'll no longer be president of the HOA after the January 2026 Annual Meeting, I really need to retire. At our November Board Meeting we started planning for the future. We have been so fortunate to have had a great team in place for a long time.

I want to thank Brett Greiveldinger for his service to the master community these last 8+ years as vice president of the master HOA. Brett runs 3 businesses and frequently is traveling, I have no idea how he's been able to make almost all the board meetings over the years. Brett has resigned from the board; he will however remain as Chair of ARC.

The HOA board approved Scott Wickham as a new board member and vice president of the HOA. In addition, Scott is now the Chair of the Safety & Security Committee. You might remember Scott did a great job as Community Captain for our rental restrictions project where we successfully amended our governing documents. I want to thank Jason Imler for his help with the Safety & Security Committee over the years. I look forward to working closely with Scott.

Since Florida law forbids a family member of a board member to be on the Fining

Review Committee, Amy Wickham has resigned from the FRC. Amy did a great job of running the committee. Amy was added to our ARC committee. The HOA board approved Mel Helfst as Chair of the Fining Review Committee, and Nathan Southwick as a member.

The overall message here is that we have great volunteer teammates that help do all the behind the scenes work to keep Plantation Palms a wonderful community!

### HOA DUES – 2025

Our 2025 annual dues are \$734, the 1st payment of \$367 is due at Condominium Associates NO LATER THAN January 1, 2025. You may pay online, by checking or just set up ACH payment at CA. Unfortunately, some homeowners will overlook payment and will then begin receiving late payment and service charges. Please make sure your dues get paid on time.

### Important Updates

1. The HOA is trying to help a few homeowners along the eastern end of the north canal by getting large trees removed from their property paid for by Pasco.
2. The HOA will be looking at drainage issues on Morgan's Bluff in 2025.

*Continued on page 5*

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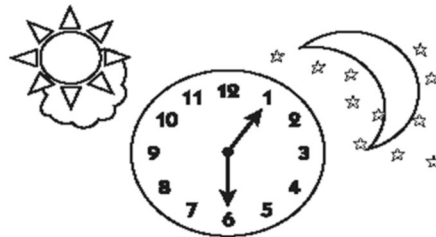
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### Vice President

Scott Wickham

scottamywick@gmail.com

### Secretary

Christina Maloney

### Treasurer

Chris Zenel

### Members

Jason Imler

Beth Hodge

bethhodgeusaf@gmail.com

Daven Doobay

dkdoobay@gmail.com

### Architectural Review Committee

Brett Greiveldinger - Chair

Jeff Kurek, Ron Kordusky

Ron Scotch, Sheryl Zenel

Dirk Ahle, Amy Wickham

### Safety and Security

Scott Wickham

### Fining Review Committee

Mel Helfst - Chair

Jeff Stamps

Bruce St Peter-Groskreutz

Megan Benoit

Abhinay Tomar

Mark Rodrigues

Nathan Southwick

### Landscape Committee

Beth Hodge - Chair

### Newsletter Committee

Jason Imler - Chair

### Property Manager

Madlynnne Harding

Condominium Associates

2019 Osprey Lane Lutz, FL 33559

813.341.0943

mharding@condominiumassociates.com



**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

**Jane Pope – President**

maryjanepope@gmail.com

**Paul Oreck – Treasurer**

taoreck@gmail.com

**Joanna Cherry – Secretary**

Snoww88@aol.com

**James Kohl – Director**

Jimk.in.fl@gmail.com

**Keith Nicoulini - Director**

KNic1@msn.com

## Savanna Property Manager

Condominium Associates

2019 Osprey Lane Lutz FL 33559

813-341-0943

pasco@condominiumassociates.com

**Property Manager**

Madelynnne Harding

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## Important Updates Continued...

4. We successfully secured insurance renewals for all our policies that expired on November 21st. I'm happy to report that even though we had substantial increases, the amounts were all within our 2025 budget. We can't take insurance renewals for granted as some other communities are unable to get some policies.

5. Just an update on the SWFWMD 3C pond project. We proved to SWFWMD that there never was any violation regarding permitting or alteration of function of this pond. We agreed to do maintenance on just the side drain filtration system. We are having a problem getting bids as our preferred vendor refuses to bid on this job. If you find drainage issues on HOA property, please contact us.

6. Lawsuit update. The HOA submitted our engineer's expert witness report to the plaintiff's. Our expert witness report is compelling and refutes claims made by the plaintiffs. In the meantime, the plaintiffs are on appeal with the Florida 2nd Court of Appeals regarding their separate claim against Pasco for inverse condemnation. Hopefully the appellate court will resolve this issue in the next several months and uphold the MSJ ruling. We assume once the Pasco claim is resolved we can move forward with a trial. It's important to all homeowners that the HOA prevails in this suit as we are financially responsible for the outcome.

7. We finally received all the documents from the FAA as requested in our FOIA filings. Some disturbing and false claims were made about me and your HOA board by a homeowner. Thus far we have refrained from commenting publicly. We will take appropriate action to protect our reputation.

8. We are in the process of filing a Corporate Transparency Act Beneficial Ownership Information Report. This is a new law, and we have never been required to do this before.

9. I continue to hold meetings for my HOA Leaders consortium. We have been meeting for 18 months now and have grown to over 65 communities in the group. Sharing best practices with other HOA presidents has been very valuable. Nick Deliso, the Reserve president, and Jane Pope, the Savanna president have been active participants.

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 HOLIDAYS TO ALL!

I hope everyone enjoyed their Thanksgiving meals, when family and friends gather to not only give thanks for what we have, but to spend time together with those we love. When I lived in NY I took holiday family dinners for granted. Whether it was Christmas, Easter, Thanksgiving (or any other holiday) it was automatic that the family would be gathering in large numbers. I do have a small number of family members down here and enjoy the gatherings, albeit smaller, that we have. I only have to cook for eight people this year! With Thanksgiving behind us, one that just about all Americans celebrate, Christmas, Chanukah, and Kwanza are right around the corner. Before you know it 2025 will be upon us. I hope each one of you enjoy whatever family traditions you have.

### PLANTATION PALMS VILLAS-THE RESERVE-ANNUAL MEMBERS MEETING:

On November 7th we held our annual members meeting for residents of the Reserve. With a quorum of 93 members (40%-thank you to those who submitted their proxy in advance) we held a successful meeting, discussing the accomplishments of the current Board over the past 4 years. The current Board will remain intact as they ran unopposed. On behalf of the Board, thank you for the trust you have placed in us. Your current Board is as follows:

- \*Nick Deliso-President term will expire November 2026
- Lorraine DuPignac-Vice President term will expire November 2025
- \*Brett Greiveldinger-Secretary-term will expire November 2026
- Rob Walker-Treasurer-term ends November 2025
- \*Loren Staker- Director-term ends November 2026
- \*Denotes new term beginning November 2024

We also held the Organizational meeting and Budget Meeting (postponed due to Milton) on that same evening.

I would personally like to thank not only the Board members, but all committee volunteers for their time. As you know managing a community has many moving parts. We have various service providers to look after, the occasional vendor for one off projects (ie, plumber for cabana), and a budget to pay for it all. We've done a good job managing our expenses allowing the Board to not raise fees through 2025.

### CHRISTMAS DECORATIONS:

Thank you to those who assisted in decorating the front entrance this year. Lorraine, Sheri, Pat, Julia, Francine and Joe were all out there making our community look festive. I've seen some homes lit up as well and they look fabulous. Hopefully we can get more residents participate in not only decorating their homes, but assisting in decorating the community. Having volunteers is what helps keep our dues down. Please remember for next year that decorating your homes is not to be done before the weekend prior to Thanksgiving. We did have some homes lit up before that. They looked great but done just a bit too soon.

### SIDEWALK PARKING:

We are beginning to see people again parking across sidewalks. Please make sure that you pull your car up allowing for the passage of pedestrians. If you do park on the area between the end of the driveway and the street (between the two pieces of grass by the curb) please be careful not to drive on the grass. There are sprinkler heads there that can get damaged (and you would be responsible to replace them). For those of us renting out your homes please be sure to inform your tenants of all the regulations. It would not be a bad idea to send them a copy of the community DCCR's so they are familiar with all of the community rules. As you know you are ultimately responsible for their actions.

*Continued on page 7*

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

Hello Savanna Neighbors!!! What a year! As we move into the holiday season, I'm grateful for this wonderful community and the ongoing support of the residents. I want to wish all a very Merry Christmas and Happy New Year!!!

Closing out 2024, the Savanna Board completed several critical projects for our community: the gate entrance landscaping has been refreshed; new sidewalks were added and existing were ground in support of ADA regulations; and we held our annual street party. In addition to the board members, the annual meeting had four residents in attendance and 32 completed proxies provided to Condominium Associates.

Going into to 2025, a big thank you to Joanna Cherry and Keith Nicoulini for their interest to serve on our board. I will continue in the role of President, Paul Oreck will take on the Treasurer responsibilities, and Joanna will be the Secretary. We'd like to thank our outgoing board members, David Hall (Treasurer) and Krystal Sullivan (Director) for their contributions on the board and their ongoing support.

The 2025 Budget was approved. This year we held a Budget Workshop and walked through our actual expenses for the last three years, as well as reviewed the 2024 Reserve Study to contemplate funding necessary to meet our obligations. The Board approved a 3-year Property Management contract extending our relationship with Condominium Associates. It's important to note there is a 5% increase to our fees next year, but the fee will remain fixed for the following two years. We are seeing increases in the insurance premium increases (+15%), increases projected from the Reserve Study (12%), and general inflation to our ongoing expenses (almost 14% since 2022). Based on these obligations, it is imperative that the HOA Assessment be increased from \$150 to \$172.42 a quarter. This amounts to \$89.68 annual increase (14.95%).

There continues to be a lot of good things happening at the Golf Course and Mulligans. Make sure you're keeping up with all the news.

A couple of updates and reminders:

- 1. First quarterly meeting for Savanna in 2025 is scheduled for Thursday, February 6 at 6:30p ET at the Condo Associates offices, 2019 Osprey Lane, Lutz.** Hope to see you there.
- 2. Savanna HOA quarterly fees are due Jan 1** (currently \$172.42) The quarterly fees are due on the first day of quarter (Jan 1, Apr 1, Jul1, and Oct 1).
- 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, HOA contracts, the governing documents, as well as a directory of residents.**
- Our safety project this year will be the refresh of our Gate Access Codes. If you would like to volunteer for our Safety Project – please come to meeting or reach out to me (23402 Gracewood).

Always feel free to reach out to me with questions.

*Jane Pope*  
President

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**NICK DELISO**

President-Plantation Palm Villas

**The Reserve Board**

President - Nick Deliso  
Landscaping Committee

**Vice President - Lorraine DuPignac**

Spectrum Committee Chair  
Painting Co-Chair, Holiday Decorating  
Security Gate Committee  
Landscaping Committee  
DBR Committee

**Treasurer - Rob Walker**

Finance Committee Chair

**Secretary - Brett Greiveldinger**

Paving Committee Chair  
Security Gate Chair  
DRB Committee Chair

**Director - Loren Staker**

Pool Committee

**Management & Associates**

Eileen Shires-Service Coordinator  
[eshires@mgmt-assoc.com](mailto:eshires@mgmt-assoc.com)  
813 433-2000

**Michelle "Chelle" Walsh-Property  
Manager**

[mwalsh@mgmt-assoc.com](mailto:mwalsh@mgmt-assoc.com)  
813 433-2000

**Mary Toler-DRB Requests**

[MToler@mgmt-assoc.com](mailto:MToler@mgmt-assoc.com)  
813 433-2000-Ext 2020

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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](mailto:thereserve2020@gmail.com)

Nick Deliso

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

**MASTER COMMUNITY ANNUAL BOARD  
MEETING:**

The Master HOA Board will be holding their Annual Members Meeting in January. Once you receive your Proxy please feel free to drop it off in the pool mailbox. Of course submitting it electronically via E-Voting is always welcomed. Let's try to get a quorum for them this year prior to the meeting. The Reserve delivers!

**DRIVEWAYS/SIDEWALKS:**

Chelle has pointed out to me many driveways that are looking a bit dingy. While we understand it may take some time to get someone to power-wash it (it took me several weeks to get on the schedule) please do your best to get it cleaned. Unfortunately the rust stains on the corner of Bermuda Bay Court and Banyan Hill Lane have returned. At this point we are not sure what is in the soil, nor how we could prevent it from happening again.

**POOL:**

We will continue to keep the pool heated, weather permitting. Thanks to Eryn and Loren the pool continues to be in great shape. If you have guests coming in for the holidays please make sure they bring their swim suits. Enjoy!

**OUTSTANDING MONTHLY ASSESSMENTS:**

Please take the time to review your accounts, even if you think you are fully paid. There are many residents who have small balances, some as small as a penny, that we would like to clean up. Unfortunately we cannot just "write off" those balances.

**SERVICE REQUESTS:**

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

If it's Board/community related, please use the Board email address "[thereserve2020@gmail.com](mailto: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](mailto: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](mailto: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.



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