



IKare Publishing Inc.

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1936 Bruce B. Downs Blvd.
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The Plantation Palms Newsletter is published monthly and mailed to all residents of Plantation Palms.
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Plantation Palms Reader

May 2010

President's Letter...

Michelle Corriveau

Can you believe it is May already??? Now that it is finally starting to get warm, and the summer is coming up fast, I would like to wish everyone safe vacations and family outings. Don't forget the sunscreen!!!

I know what is on all your mind, what is happening with the entrance, right? I know it's been a long process for the guardhouse, and believe me, the board is tired of waiting too!!! Over the past 5 years, our guardhouse has sustained damage from vehicles approximately 5 or 6 different times!!! Because of this, the board is pursuing a more permanent fix, so we won't have to deal with this again. Even I was thinking, just keep the gate closed, but do you know that on April 1st, a truck had tried to drive thru the visitor's entrance even though the iron gate was closed!!! (This is no April Fool's joke.) The truck hit the roof and fortunately realized what was happening before causing additional damage. So the board decided the best solution will be to increase the clearance of the roof of the guardhouse. We have plans that were drawn up by an architect and we are now in the process of getting bids from contractors to do the work. The plans still need to be approved by the county before work can commence. We are trying to work through the process as quickly as possible.

When the guardhouse repairs/reconstruction is complete, we will be reverting back to the use of the iron gates as a means of access control as opposed to the gate arms. We understand that there may be minimal tailgating due to the timing of the iron gates, however, they are more durable than the arm gates which were being damaged several times every week when they were in operation. Vehicles will be less likely to force open the iron gates. The board hasn't finalized what times the gates will close in the evenings at this time. Please make sure that you have your bar codes on your vehicles and you have your phone numbers in the call box and you know the 4 digit code for each phone number so your visitors and delivery people will not have to scroll through 2000 names! Just know that once construction commences, the gates will be back in operation soon. Please be careful when driving in the community during these times.

The board was hoping to hire some form of "security" service as well when the construction of the guardhouse is complete. However, we have decided to hold off on any decisions till later on in the year and possibly into next year. This is mainly because of our financial standing. Even though we are currently under our yearly budget (due to not having a security expense so

far), we still have approximately \$90,000 in unpaid dues (which is the same amount of our budget for security). To put in simple English, it is mainly because of all the residents that have not paid their annual dues. So for those of you that want some form of "security" service, I encourage you to speak to your neighbors. The board has also approved an unplanned expense that is being shared with the golf course for repairs to an underground drainage pipe that extended from the golf course pond to the conservation in Savanna. The pipe was causing depressions in one resident's property that was close to their foundation and was a potential risk to the stability of their home. Also, the construction of the guardhouse will be more than the insurance funds we have received for the damage to the guardhouse. The board wants to make sure we are able to complete all other projects that are scheduled for this year such as the repairs to the main wall of the community that faces Collier Parkway. Finally, on a side note, due to an amendment we have in our DCCR's, the golf course must approve any guard service during the day, and since the golf course does not want to impede any golfers access into the community, when we do consider hiring a "security" service, we will not be considering a daytime guard service at the gate.

Raymow has been on property for just about a month now. And things are starting to improve. Raymow's first priority will be to get the property to a good starting point so that all they will have to do is maintain. They have a lot of work to do, so let's give them some time. But so far, our community is looking better!!!

Finally, last year, the board has requested that Savanna agree to take ownership of the roads inside Savanna. The Reserve had accepted ownership of the roads inside The Reserve some years ago and we are asking Savanna to do the same. The Master Association does not have sufficient funds in reserve for maintenance of Savanna's roads which may result in adjustment of future annual dues for ALL homeowners in Plantation Palms if Savanna does not accept ownership. Since we have not had any answer from Savanna at this time, the board has asked Savanna to keep their gates open at all times beginning May 1, 2010.

I hope this answers most of your questions. It's a lot of information, but I still encourage you all to talk to your neighbors that are involved in community service to find out more information, or please join us at a board meeting to gain some insight into what exactly is involved with running an 820+ home community!!! The last thing I will ask of you this month is to make sure we are not littering along the boulevard. A few residents that walk along the boulevard regularly have been picking up a lot of trash. And there is NO reason for that. Let's all help to keep our community beautiful!!!



Editors: Kim E. Uhlig
Karen E. Uhlig 907-3629

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Please call 907-3629.

Umik2@aol.com

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encourage all residents to attend the meetings held in your community in order to stay on top of all issues.

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720 Brooker Creek Blvd.
Suite 206
Oldsmar, FL 34677

Monthly Meetings

Board Of Directors meetings are on the second Wednesday of each month. The Schedule is:

Upcoming Meeting Dates:

Next Board of Directors' meetings will be at the Guardhouse on
5/12/10
and
6/9/10.
7:00 p.m.

If anyone wants a copy of the year-end financial, to contact Joyce Anderson at Management & Associates, (813) 433-2006.



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www.plantationpalms.com

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Safety and Security Committee

Please make sure that you keep your eyes open and notice your surroundings. Please call Pasco Sheriff at 813-996-6982 to report any suspicious activity. Let's all assist in not only keeping our community beautiful, but keeping it safe as well.

Don't forget, as always, we are at the guardhouse on Tuesday nights from 7pm to 8pm to change phone numbers in the call box system and issue bar codes. We will not be open on June 15, as the room is needed for a meeting. Please remember that bar codes are \$10 and proof of ID and residence are required. We are going to try something different. We have created a generic email address that you can send all your inquiries about the call box and codes. The new email address is PPHOAGateQuery@gmail.com.

For information on the gates at The Reserve or Savanna, please contact the appropriate management company.

If you are interested in finding out what kind of police activity has been happening in our community, you can visit www.pascosheriff.com and click on the link for Subdivision Activity under online resources. There is also very valuable information regarding safety and crime prevention under the crime prevention link at the top of the site.

Savanna Residents

If you would like to be included in the Savannah Directory, please forward your contact information to: jewel@communityservicemedia.com or mail to: Jewel Aardema
23321 Gracewood Circle
Land O Lakes, FL 34639

Join our group on Facebook: Savanna

Come join us at our monthly meetings on the 3rd Wednesday of each month at the guardhouse of the main entrance of Plantation Palms.

Ed Gray, Property Manager, Melrose,
Egray@melrose-sovereign.com

Gary LaVigne, President, Glavigne1@hotmail.com

Mike Shaver, Vice President/Treasurer,
Mshaver1@tampabay.rr.com

JoAnne Magnan, Secretary, Mjagnan@verizon.net

Jewel Aardema, Director, Jewel@communityservicemedia.com

Rebecca Cappellini, Director

Mishmash - Reflections On Turning 60 Years Old

By Belinda

I just entered my seventh decade and don't remember how I got here. I don't feel any older. Well, I take that back. I do feel older. Especially, the morning after I did the hula hoop at my 60th birthday party. Also, I do often find myself saying – if I ate a Chili Dog with raw onions I would have to be taken to a hospital. Maalox takes precedence on the shelf of my medicine cabinet.

I still recognize the person in the mirror. Fun – Loving – Me! I can still dance around the room singing Cyndi Lauper's "Girls Just Wanna Have Fun". However, I always say that our mind and body work as a team to play tricks on us as we get older. The mind will say things like – "Hey it's Friday I am going to Happy Hour and then I am going dancing." The end of the day comes and then the body says – "Yeah sure you are...who are you kidding?" Speaking of bodies, there was a "Guess the Age of Belinda" picture contest at my birthday party. There was a picture of me at 20 years old in a bikini leaning up against a pool table. Do you know how many people came up to me and said you were really "hot" 40 years ago? I say to that: Whatever dude! At least I was hot. So what if shopping for jeans is now an all day affair that I feel I should pack a lunch for.

At my birthday party, I watched the wine bottles go from the counter to the recycle bin. Not to be so cliché; I do feel that I have aged gracefully. My mood has mellowed and I take a lot more time to enjoy friends and what is going on around me. It is just the remembering what commitments I have made and things I would like to accomplish in the day. So I write everything down that I need to remember. Just yesterday, I was at a total lost when I could not find my list.

Yes, I lived the 60's as a teenager. Do you know a Baby Boomer whose life wasn't changed by the music of the 60's? I have vivid memories of the Beatles, Jimi Hendrix, and Woodstock. Not long ago, I was thought of by many as cool; even hip. Really, I am still. In many ways, my young mind is still winning over the reality of this 60 year old body. Maybe my body did feel sore the next day as a result of participating in the hula hoop contest at my birthday party. But you know what? I beat a 34 year old Tri-athlete in the contest. The thing I wonder about is if she had participated in a Triathlon the next day, would her body have felt any different from doing the hula hoop the night before?



Plantation Palms Balance Sheet, as of 3/31/10

ASSETS		LIABILITIES & EQUITY	
-----		-----	
OPERATING:		LIABILITIES-OPERATING:	
1010-010 CASH-CHECKING-BAY CITIES BNK	\$ 173,692.19	2410-000 UNEARNED REVENUE-BILLINGS	\$ 365,199.03
1031-000 CASH-CHECKING-SUN TRUST	100.00	2450-000 UNEARNED REVENUE-PREPAID FEES	30.16
1031-001 CASH-MMA-SUN TR	225,497.54		
	92,373.91	TOTAL LIABILITIES	
1410-000 PREPAID INSURANCE-GENERAL	7,532.07		\$ 365,229.19
1410-003 PREPAID INSURANCE-W/C	469.33	EQUITY-FUND BALANCES:	
1430-000 PREPAID TAXES-FEDERAL	1,741.00	4112-000 CAPITAL CONTRIBUTION-DEVELOPER	\$ 1,250.00
1430-001 PREPAID TAXES-STATE	475.00	4999-000 OPERATING FUND-PRIOR YEARS	95,975.37
1500-001 UTILITY DEPOSITS-ELECTRIC	604.50		40,030.98
		OPERATING FUND-CURRENT YTD	
		TOTAL OPERATING FUNDS	
TOTAL OPERATING	\$ 502,485.54		\$ 137,256.35
RESERVES:		3022-000 RESERVE FUND-STREETS	\$ 350,859.25
1042-001 CASH-CD-MER BNK-02/02/11-1.75%	\$ 100,000.00	3027-000 RESERVE FUND-WALLS	39,096.55
1055-001 CASH-MMA-HERITAGE BANK	285,094.84	3029-000 RESERVE FUND-GENERAL	10,740.02
1077-001 CASH-CD-1ST BNK-06/29/10-1.75%	52,718.59	3044-000 RESERVE FUND-STORM DRAIN	43,481.38
1094-001 CASH-CD-SUPERIOR-06/22/10-1.5%	52,448.35	3050-000 RESERVE FUND-POND RENOVATION	5,423.55
		3067-000 RESERVE FUND-GRDHS/GATES	39,112.49
		3080-000 RESERVE FUND-INTEREST	1,548.54
		TOTAL RESERVE FUNDS	
TOTAL RESERVES	\$ 490,261.78		\$ 490,261.78
TOTAL ASSETS	\$ 992,747.32	TOTAL LIABILITIES & EQUITY	
	-----		\$ 992,747.32

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- Kim Herrmann,
resident since 2003

Treasurers Report

As of March 31, 2010:

Total Operating fund is \$502,485.54 which includes \$92,373.91 of account receivables.

Total reserve funds are \$490,261.78.

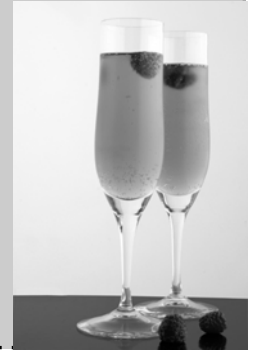
We are currently on budget for the year.

As of March 31, 2010, 74 residents remain delinquent for 2010 assessments and an additional 32 liens have been filed.

Beginning April 1, 2010, interests charges will be charged and accrued to outstanding assessments.

Dining at the Palms

Don't forget to come and enjoy yourself at the Plantation Palms Golf Course Clubhouse on Friday nights!!! This is an awesome opportunity to meet and mingle with your fellow Plantation Palms residents. Come out and taste some of the wonderful dishes that Chef Ben creates with flair!!! Thank you to Carol D'Annunzio and Paul Sonnenberg for organizing these awesome events!!!



The Reserve Residents...

Final call for Villa directory information:

Response from residents to update pertinent information for the upcoming new resident directory has been steady, but we haven't heard from everyone. If you haven't already done so, please email Breck Boynton, jboynton2@tampabay.rr.com or phone Cheryl Perry at 929-9641 with your current information. While name and address information is public record, phone numbers and email addresses must be provided by you. As previously reported, several residents have mentioned how much they have relied on, even though outdated, the previous directory which was published in 2002.

ACTIVE WILDLIFE

Each year at this time, the activity of various wildlife becomes apparent. Please use care outdoors and around bodies of water. Watch for alligators and snakes especially pigmy rattlers. This is the beginning of gator mating season and they are aggressive.

TREASURER'S REPORT

Total Operating Funds as of 3/31/10 \$63,672.27

Total Reserve Funds as of 3/31/10 \$686,756.66

Respectfully submitted,
Cheryl Perry,
Treasurer PPVHOA

The Cutting Edge - Landscape Update

The monthly PSA/Landscape inspection was conducted on April 15, 2010. As initiated at the beginning of 2010, a different board member has been riding on the inspections to get a first hand look at, and a better understanding of, what is happening in the area of landscaping. This month Cathy Quackenbush was the designated board member along for the trip. Turf weeds in the entire community were treated with Celsius Herbicide on April 16.

Beginning May 1, 2010, weekly mowing will commence. For the past several months, we have been on a bi-weekly mowing schedule. Turf continues to improve from the harsh winter conditions. Several areas have been identified as needing special treatment to get the grass back into shape. Fertilizer applied last month has improved the overall appearance of the area. Among other things, this month's inspection showed that hard edges were not looking their best, and has since been corrected. The Detail Crew visited the property in late April.

The annual **Rain sensor** inspection for the entire community is scheduled for April 26. Each home's sensor will be inspected and reset from one inch to react to ½ inch of precipitation. This should help alleviate irrigation systems running during or after a light shower. If the sensor does not react to the introduction of a specific amount of water, it will be replaced.

With the additional month to recover, most palms are showing signs of bouncing back from the winter's harsh freezing temperatures. All palms are in the process of being pruned. Sago palms will continue to be watched and treated for scale.

Some residents/tenants continue to run tires into the grass on the sides of driveways, damaging the turf and irrigation heads in these areas. Notification has been sent to these owners, and if the problem persists, repairs will be made and billed to the owner. Please use care in entering and exiting your driveway.

As always, if you have any landscape problems or questions, contact Joan Fissella at Management and Associates. Those queries will be directed to the appropriate source for prompt handling. Do not contact Raymow directly. Doing so will only prolong the process. Your cooperation is appreciated.

Pressure Walking Driveways And Sidewalks

According to the most recent SWFWMD watering restrictions for Pasco County, pressure washing will now be allowed once a year for any purpose. Therefore, be mindful to keep sidewalks and driveways cleaned of mold and mildew which has accumulated over the winter months.

Your Villa Board

Breck Boynton, President jboynton2@tampabay.rr.com
Michelle Corriveau, Vice-President michu43@aol.com
Cheryl Perry, Treasurer cjerry5885@verizon.net
Cathy Quackenbush, Secretary cquackenbush@yahoo.com
Chuck Cloutier, Member-at-Large chuckandnora@msn.com
Bob Lively, Member-at-Large fbsi2@verizon.net
Marjan Meurs, Member-at-Large maramas@earthlink.net

Management & Associates

Joan Fissella, Property Mgr., jfissella@mgmt-assoc.com (813)422-2009
Rick Limbert, Service Coordinator rlimbert@memt-assoc.com (813)433-2001
Jessica Scannavino (villa gate entry info) jscannavino@mgmt-assoc.com

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A Resident View of the Board Meeting ...

By Laurann Flynn

Once again, I attended the board meeting at the guard house on Wednesday, April 14 and these are my "unofficial minutes" of the meeting. Don't forget the official minutes can always be found on www.plantationpalmshoa.com.

Front Entrance -

There has been a hold up with the architect plans; he is working with the engineer to make sure all work will meet hurricane standards. The board is going to push to get the completed plans in the next two weeks. They want to get the bids done and the work completed before hurricane season begins this year.

They have hired a company, Gatemaster, to repair the iron gates and make them ready to be used once the guard house is repaired and we are ready to use them again.

Gate Personnel - Nothing can be done until the guardhouse is repaired. There was another discussion about the different options. There were some members who favored a doorman at the gate from 7:00 PM to 2:00 AM and then the use of the call box until 5:00 AM when the gate opens for the day. Other members favored using the call box only, but hiring a roving guard to patrol the neighborhood. Other members noted that we still have too many homeowners delinquent in their dues to afford to commit to a decision at this time.

Tuesday night, people will still be at the guardhouse if people need to get entry stickers for their cars - people should get them before the gates are in operation again.

Treasurer's Report - There are still liens on 32 homes. The amount delinquent is \$89,000. Luckily we are not paying for any security at this time, so the association is under budget.

Landscaping Committee - Raymow has begun work and they are now working on the sprinkler system. The board got proposals for work to clean up the foreclosed homes. They are going to go ahead with the paperwork to get that work done. Raymow will be reminded to clear the palms on Plantation Palms Boulevard; they were not trimmed and need to be done before hurricane season begins.

Newsletter Committee - We need more advertisers. Interested parties should contact IKare Publishing, 907-3629.

Violations Committee -- No violations letters will be sent at this time for brown lawns, but most lawns are coming back and the committee will be watching for people not taking care of their property.

Garbage cans are not supposed to be stored where they can be seen from the street. Residents are leaving them in front of their garages and that is a violation.

Unfinished Business -

Savannah Roads - still waiting on Savannah Board for a response. The board will be sending a last letter to their HOA before action is taken.

Bay Area Environment is working on the pipe problem with the ponds at the entrance to Savannah. This repair expense is shared with the golf course.

Road Paving - Discussion tabled until next month.

Message Board for the neighborhood was brought up again. Will discuss at next meeting.

Until next month ...

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