



THE PLANTATION PALMS

AUGUST 2026

Reader

THE OFFICIAL *Newsletter* OF PLANTATION PALMS

from the PRESIDENT

Litigation Update

A hearing was held on July 8, 2026, regarding the remaining claim in the litigation involving the swale that was constructed on homeowner property. Following the hearing, the Court entered judgment in favor of the HOA, resolving the final outstanding claim at the trial court level.

As with the Court's earlier Summary Judgment rulings, this decision remains subject to the appellate process. Because this continues to be an active legal matter, the Board's ability to comment on the specifics of the case remains limited. We will continue to monitor developments and provide updates to the community as appropriate and permissible.

Community Safety Reminders

Over the past several weeks, the Association has experienced multiple incidents involving juveniles operating electric bicycles in unauthorized areas of the community. In several cases, fencing has been intentionally damaged to create shortcuts between homes and common areas.

Beyond the property damage, this behavior creates legitimate safety concerns for homeowners, pedestrians, and the riders themselves.

The Association has documented these incidents and has been working closely with the Pasco County Sheriff's Office. Security camera footage and witness reports have been provided to law enforcement. If these activities continue, the Association intends to pursue criminal charges and seek restitution for any property damage.

Parents, **we ask for your help.** Please speak with your children about respecting private property and using only designated roadways and paths throughout the community. Working together, we can keep Plantation Palms safe and enjoyable for everyone.

2027 Budget Planning Begins

Each year, your HOA Board develops the Association's operating budget for the upcoming year. That process is now underway.

Over the next several months, the Board will carefully review anticipated operating expenses, reserve

funding, vendor contracts, and long-term maintenance needs to ensure the Association remains financially healthy while continuing to provide the services our community expects.

Residents can expect preliminary budget discussions during the August and September Board meetings. The proposed 2027 budget is currently scheduled for Board approval during the October meeting.

We encourage homeowners to attend these meetings, ask questions, and stay informed throughout the budgeting process. Transparency and thoughtful financial planning remain priorities for your Board.

Volunteers Needed for the Fining Review Committee

The Plantation Palms HOA is currently seeking volunteers to serve on the Fining Review Committee (FRC), including a Committee Chair.

The FRC plays an important role in our community by independently reviewing proposed fines and ensuring the Association's covenant enforcement process is fair and consistent. Committee members typically meet once each month, and no prior HOA experience is required.

If you have an interest in serving your community, helping maintain property values, and ensuring our governing documents are applied fairly, we encourage you to consider volunteering.

If you would like more information or are interested in serving, please contact the HOA Board or our management company. We would be happy to answer your questions.

Other Community Resources

Homeowner's Portal:

<https://condo.cincwebaxis.com/cinc/home>

Until Next Time...

If you see Amy and I around the neighborhood or in town, please say hello!

Scott Wickham

Your Neighbor and HOA Board President

"BELIEVE THERE IS GOOD IN THE WORLD.
BE THE GOOD!"

Interested in serving YOUR community?
Ask me how!

Board of Directors



President

Scott Wickham
pphoa.swickham@gmail.com

Vice President

Jim Hammond
jhammond48@yahoo.com

Secretary

Lisa Duda

Treasurer

Christina Moloney

Directors

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

Gate Access

Scott Wickham

Fining Review Committee

Jeff Stamps, Bruce St Peter-Groskreutz
Megan Benoit, Abhinay Tomar
Nathan Southwick

Landscape Committee

Beth Hodge - Chair

Newsletter Committee

Jason Imler - Chair

Property Manager

Brandon Keefe 727-573-9300
Condominium Associates
2019 Osprey Lane Lutz, FL 33559
Bkeefe@condominiumassociates.com

The Board of Plantation Palms Villas The Reserve:

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

Landscaping Committee, DBR Committee

Treasurer - Rob Walker

Finance Committee Chair

Secretary - Brett Greiveldinger

Paving Committee Chair

DRB Committee Chair

Director - Loren Staker

Pool Committee

Angel McCarthy- **Manager**

amccarthy@mgmt-assoc.com

813 433-2027 (direct line)

Samantha Gonzalez Administrative Assistant

sgonzalez@mgmt-assoc.com

813-433-2002 (direct line)

Steve Kelly- Bookkeeper

Skelly@mgmt-assoc.com

813-433-2017 (direct line)

Eileen Shires- Service Coordinator

eshires@mgmt-assoc.com

813-433-2026 (direct line)

Tara Martinez- Portal Issues

tmartinez@mgmt-assoc.com

813-431-1530 (direct line)

M&A Weekend & Emergency

813 433-2000

Pasco County Sheriff's office

non-emergency phone number

727 847-8102- Option 7

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

From the Desk of the Reserve HOA President

CAN IT GET ANY HOTTER OUT THERE?

It seems like just yesterday we were wishing for hotter temperatures. Well, as they say, "be careful what you wish for". The heat is on and let's pray for some good ole' fashioned afternoon thunderstorms. We can certainly use the water.

BOARD POSITIONS:

If anyone is interested in serving the community please contact a Board member. Elections are in November and there will be three (3) seats available.

LANDSCAPING:

While the occasional rains have helped our lawns, along with the additional treatments from our landscaping company, there is still work to be done. The Account Manager that was assigned to our community is no longer with LW, and Matt Mondelli will be stepping in temporarily. He is familiar with our property and will oversee the crew until a new A/M is assigned. Matt will be attending the August BoD meeting. If anyone has any questions please email them to "thereserve2020@gmail.com" so that we avoid repeats and can have them addressed in an orderly fashion. The July inspection was cut short due to rain, but Lorraine and I did a quick ride around with Matt.

SIDEWALK PARKING:

Can we please keep the sidewalks clear? Thank you.

POOL:

We will be seeing a change in the service provider that cares for our pool. Please advise of any issues that you may encounter regarding cleanliness. Eryn did a great job over the past few years and has made some changes to her long term goals. We thank her and wish her well for all that she has done for the community. WTR DR will be servicing our community for the short term, and may continue if we are satisfied with their services.

TRAFFIC SIGNAL:

We await the start of construction for the traffic signal at our entrance. I will keep you informed on progress.

E-BIKES-MINI BIKES-SCOOTERS:

SWFWMD has boarded up the fence that has been cut at the end of Coral Ridge Lane. These kids have been accessing our roads from the preservation area that runs alongside our community. SWFWMD, PCSO, and PCSO Agriculture Division is monitoring the situation. Since we began this initiative it seems that activity has slowed down.

WELCOME NEW RESIDENTS:

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.

Support Your Community Newsletter!

Do you look forward to receiving our Plantation Palms newsletter every month?

It's a great way to stay informed about neighborhood news, upcoming events, important updates, and local happenings. We'd love to help showcase your business. Do you own a business or know someone who does? Consider advertising in our newsletter! It's an affordable way to reach your neighbors while supporting a publication that benefits our entire community.

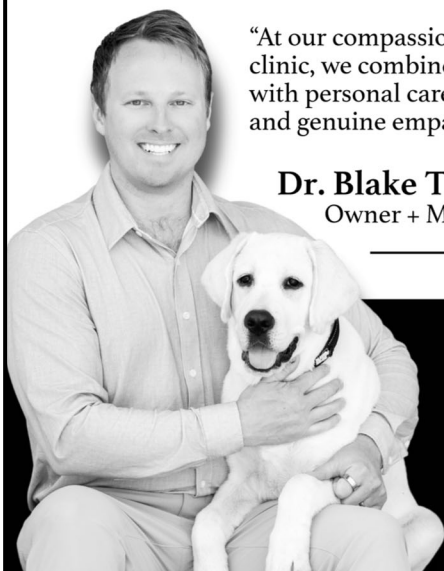
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FROM THE DESK OF THE SAVANNA AT PLANTATION PALMS HOA PRESIDENT

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.

Savanna Board of Directors

Jane Pope – President
maryjanepope@gmail.com

VACANT - Treasurer

Joanna Cherry – Secretary
Snoww88@aol.com

James Kohl – Director
Jimk.in.fl@gmail.com

Keith Nicoulini - Director

Savanna Property Manager

Condominium Associates
2019 Osprey Lane Lutz FL 33559
813-341-0943

pasco@condominiumassociates.com

Property Manager

Brandon Keefe
pasco@condominiumassociates.com



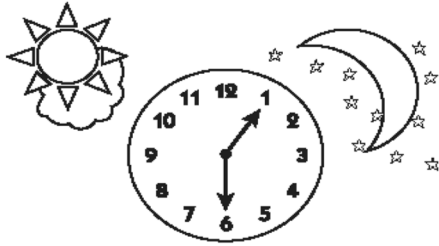
ARC Monthly Meeting	August 3rd
Investment Club Meeting	August 4th
Fining Review Committee Meeting	August 11th
HOA Monthly Board Meeting	August 20th
Book Club	August 18th
Cigar Night	August 30th
Fall Garage Sale	October 24th



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