

MANAGER'S NEWSLETTER PLANTATION HOMEOWNERS, INC.

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NOTICE: ALL HOA OPERATIONS CONTINUE WITHOUT INTERRUPTION. WE REMAIN IN FULL SERVICE Under current health concerns regarding COVID-19, use of some facilities may be restricted as additional guidelines may be established from time to time. Non-essential meetings and gatherings, including clubhouse rentals, as well as adult events and HOA sports remained suspended.

HOLIDAY SEASON IS UPON US!

HAPPY HOLIDAYS TO ALL!!

STAY SAFE & SOCIAL DISTANCE!!!

Manager's Notes: "Things are getting done" and we keep moving forward! The appearance and maintenance of common grounds and facilities keep getting better and there are so many good neighbors improving their Lots and homes. Their work is evident in every village. Our new and exciting culture of getting things done now for the community and neighbors grows on! Dangerous and diseased trees continue to be removed and another phase of in-house palm trimming is about to get underway. We are looking into adding shade trees over time and locating additional benches and tables to the park. The replacement deck over the lake is scheduled for early 2021. New basketball court surfaces are soon to be painted and new goals coming to replace the old. Player amenities to the tennis courts are planned in the next few weeks. LED lights are planned to replace the frequently failing court lights which are outdated with difficult to replace ballasts. These projects are funded from available reserves. As "strongly" insisted by HOA Management, at their expense, TECO replaced a reported 53 ugly ground mounted transformers and is completing the repainting of over a hundred. In addition, our efforts with TECO executives resulted in the repainting of hundreds of street lights poles and the nearly completed replacement of over 200 worn village light poles. These projects really help to improve the general appearance of the villages. As part of our on-going vendor quality control, the current lake contractor is under probation to substantially improve lake appearance. An additional Spanish speaking staff member has been added to better serve our residents. Construction costs are being re-bid for a possible replacement of the Wingate pool house which suffers structural foundation issues. Management continues coordinating with the County for pot hole repairs and other roadway and sidewalk issues.

**** Be on the lookout after the first of the year for announcement of a "Saturday Community Trash Day" when the Management team will make arrangements for shredding service, electronics disposal, and furniture/appliance haul off to be available on site for the benefit of neighbors.** We are also looking into on-site food truck arrangements for select days of the month. (Taco Tuesday?)

Special Comments by Manager – Negativity: Unfortunately, there exists a small handful of unhappy residents who focus their energy on negativity. Having seemingly nothing good to say about anything, this small band makes noise about how they are not able to have their way and resort to name calling and unwarranted character bashing despite the good things that are happening in the neighborhood. We have heard much of what they spew is posted on Nextdoor social media. Note that these folks are comprised of prior elements who failed to get things done through their obsession with committees and bureaucratic involvement in every day affairs. We repeatedly hear from them of how they think things are supposed to be run and that they alone are qualified. Yet again, these are the same people who allowed facilities to deteriorate, for diseased trees to be left uncut, for court surfaces to deteriorate, for there to be meager amenities, for street light poles to be left unpainted, for the general deterioration of the community. These are the same folks who took no effective action to force deed compliance, instead allowing fines on accounts to draw interest and late fees and failed to rectify anything and unbeknownst to the homeowner, allow accounts to go deeper in debt. This is the same element who met in the back room to spend hours making judgement on the appearance of homes and selectively imposing fines without ever publicizing standards or guidelines. Little to none of the improvements and community betterments listed on this and earlier Manager newsletters were ever suggested by this band of dissidents nor did any of these folks participate in any such listed improvement. There is over \$1.1 million in the operating, reserve and cash accounts. A number of reserve items are fully funded. It is time to get things done, address neighborhood needs and improve the quality of life and home values through proper and prudent applications of these owner paid funds. We should waste no time with the distraction by these few.

Meet the Manager: (More Selected Staff Introductions in Future Issues)

Ron Trowbridge, licensed manager, has over 34 years of HOA management experience. His executive level background includes the development and management of commercial properties and hotel resorts for major, national developers and he has been involved in multi-family and residential subdivision design and development. Ron is a graduate of the US Military Academy at West Point, New York, earning a Bachelor of Science degree in General Engineering and graduated from the University of Southern California Viterbi School of Engineering with a Master of Science in Industrial and Engineering Systems Management. He is a Vietnam era veteran having attained the rank of Major, US Army Military Police Corps. Ron is a past youth baseball coach at the championship level and is strongly supportive of youth sports. His daughter and son (Jesuit '01 and Duke '05) participated competitively in soccer at the club and high school level, with his son leading Duke to the Final Four of the College Cup.

Management is responsible for day to day operations of the Association under the policies, guidelines, and fiscal plan of the Board of Directors and keeps the Board appropriately informed of operational matters.

Note, this newsletter is delivered cost and postage free by Plantation Soccer League volunteers. Thanks teams & players!

Additional Spanish speaking staff available at the office

PAYMENT OF YR 2021 ASSESSMENTS

The monthly installment due the first of each month for the YR 2021 assessment remains at \$ **68.77**. Bellefield Village annual reserve contribution remains at \$ 60.77. Coupons will be mailed shortly. Please follow payment instructions included with the coupons. Payments after the 15th of the month are delinquent and an administrative late fee of \$25 will be automatically attached. The Board of Directors and Management staff highly recommend homeowners who do not pay electronically, to set up the preferred payment option of automatic debit from a bank account. Homeowners still paying personally at the office are strongly encouraged to join the growing number of others who mail their assessments with coupons to the bank or utilize electronic means for payments.

DEED RESTRICTIONS ENFORCEMENT

Following an extensive search for the right person, we are very excited to announce the recent addition to staff of **David Villarini** as Compliance Officer. David is the gentleman in the blue shirt and Association pickup who is responsible for leading the deed restriction enforcement program for Management. David is lead person in inspecting the various villages for individual homeowner compliance to deed restrictions, rules and regulations, and following up on enforcement actions. His observations along with those of the Manager and the courtesy patrol as they also drive through the community result in notices and citations. David is bilingual in English and Spanish and is available to answer questions or speak with homeowners about actions being taken to correct issues cited by the HOA. Management is nearing completion of a first of its kind community handbook for HOA distribution which informs all homeowners of HOA Rules and Regulations.

ARCHITECTURAL CONTROL (ACC) – REQUESTS FOR MODIFICATION APPROVAL

David Villarini also serves as Architectural Control Coordinator. David receives and processes modification requests and presents them to the ACC committee for determination of approval or disapproval. His office maintains the ACC showroom of the approved color palette and paint schemes for homes as well as multiple ACC guidelines. David is also working with the Manager to update, and professionalize samples and representations of colors and approved products. Homeowner questions may be directed to David. Management is nearing completion of a first of its kind community handbook for HOA distribution which informs all homeowners of Architectural Standards and Guidelines.

POOL OPERATIONS

Pools are open 10:00 AM to Sunset. Due to common COVID-19 sanitization protocols which require unavailable extra staffing, pool furniture has been removed. Users will need to bring along private beach chairs and the like. The seasonal pool attendant program has ended and homeowner key access has returned. Users are urged to practice distancing and remain in smallest groups possible.

IMPORTANT REMINDERS

Courtesy Patrol is not law enforcement. Call 911 for active criminal activity, fire, or danger to life. Otherwise, contact Sheriff's non-emergency line at 813-247-8200.

Please be courteous when street parking. Avoid blocking neighbors' driveway access, mailboxes, and trash containers. Keep sidewalks free for our many disabled residents, child strollers, and kids. Sidewalks are for pedestrian safety.

Discarded bulk items such as mattresses, furniture, appliances, etc., must not be left on the Lot or curbside unless arrangements have been made with the County (813) 272-5680 for a pre-paid special pick-up. Failure to do so may result in an HOA citation and removal by the HOA at very costly owner expense.

While the Governing documents allow owners to display one small commercial vehicle on the driveway, large capacity pickups and vans as well as box trucks, and those vehicles which block sidewalks are not permitted anywhere in the subdivision. Additionally, commercial vehicles of all types are not permitted on the subdivision streets.

Inoperable vehicles are subject to towing from streets, driveways and Lots at vehicle owner expense!

Exciting On-going Projects

PALM TRIMMING - PATHWAY REPAIRS PROGRAM BEING SCHEDULED - BASKETBALL COURT RESURFACE AND NEW GOALS - LAKESIDE DECK REPLACEMENT - PLANS FOR TREE PLANTINGS ON PLANTATION BLVD - TECO LIGHTING SURVEYS ONGOING TO IDENTIFY AREAS OF COMMON GROUNDS THAT COULD BENEFIT FROM ADDITIONAL ILLUMINATION DURING DARKNESS - REPAIRS TO LAKE EROSION - ADDITIONAL POOL LIGHTING TO PERMIT LATER POOL OPERATION - AT HOA REQUEST, CONTINUING COUNTY SIDEWALK REPAIRS AND ADA ACCESSIBILITY MODIFICATIONS TO MEDIANS - COUNTY PLANS TO REPAIR LAKE OVERFLOW STRUCTURES ALONG LINEBAUGH

*****OFFICIAL BULLETIN BOARD AT CLUBHOUSE ENTRANCE *****

Ron Trowbridge, CAM
Manager

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