

Property Owners of  
The Reserve, Inc.

An Organization  
Representing  
Member Residents of  
PGA Village

**AUGUST** 2006

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# PORI NEWS

## LETTER FROM THE PRESIDENT

Dear Members,

This has been a busy summer for the members of your PORI Board. They have been sharing the responsibility of attending the county commission meetings, working with the Kolter Security Committee, and sharing concerns with the Kolter Compliance Committee. The Board members are dedicating many hours to making PGA Village a better place to live.

As you know, our number one goal is to obtain turnover of the community from Kolter to the property owners. Only then will we be able to manage the budget and operation of our Master Association. This will not be an easy task, especially for the first elected board. Once there is an election of a board of residents, then the responsibility will be on their shoulders to hire accountants, engineers, and attorneys to review all of the documents, budgets, and procedures of the past. These reports will be vital for the final settlement with Kolter. This will require a Board of Directors willing to donate many, many hours of time and effort towards preparing us for the future.

Some of the preliminary research has already been done, with more to follow by the volunteer turnover committee established by the President's Association. We are very fortunate to have such experienced and dedicated residents living in PGA Village. We are also very fortunate that previous PORI leaders kept detailed findings and reports.

As we move ahead to the Fall, the word HURRICANE is present everywhere. We are watching, preparing, and praying that we will be spared this year. Now is the perfect time to make sure that you have a plan and adequate supplies and materials if you are on site, or to make arrangements with a friend or neighbor if you are a part time resident. Always remember to notify Wackenhut, the security company, if you are going out of town.

We hope to have additional means of dispersing emergency notifications besides the email blasts, but until then, please be sure that you have signed up on the PORI web site to receive the emails. You may do so, by going to [www.pori.info](http://www.pori.info) moving to the bottom left column, and clicking on "Sign up for emails." Please follow the directions carefully in order to register. This is a two step process, and you must confirm your submission in order to avoid shutting out our emails for "spamming." We are reviewing another less complicated program, as we have had problems with Adelphia, AOL, and ATT at various times.

We hope you find this newsletter helpful and informative. We appreciate your input. Please send any comments to one of the members of the Board of Directors of PORI.

Sincerely,

Pamela Hammer, President, PORI

*"our number one goal is to obtain turnover of the community from Kolter to the property owners."*

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## COMMUNITY CABLE CHANNEL

Thanks to the efforts of Sue Furman, from Spyglass, we should soon have our own community cable channel. It will be used for community calendar purposes, and to make emergency announcements relating to health and safety issues – particularly in the event of hurricanes. No political statements or announcements will be permitted.

Sue has researched everything that is needed to begin our community channel. The Board of CDD 1 has agreed to fund half of the cost up to \$3000 and

the Master Association has agreed to fund the balance. The equipment is already on site, but updated software is needed. The equipment will be located in an office at Villager Realty for the time being, but will be accessible from the homes of several volunteers, who will provide coverage during any periods when Lang and CDD staff are unavailable. The volunteers, along with Lang/CDD staff, will soon be trained to use the program. Please be sure to thank Sue when you see her.



## SEE FOR YOURSELF

*By Jane Bachelor*

Are you aware that you have access via the Internet to view the St. Lucie Board of County Commissioners' meetings?

No longer are you tied to Tuesday AM or PM schedules at the Virginia Avenue board room or 'hoping' to catch the commission meetings on the community channel when you have a moment to sit and relax. This convenient, on-line option allows you access to County information 24/7 to meet your busy schedule. It also gives you insights into "what is happening now" whether you live in St. Lucie County full-time or part-time.

By viewing this site, you will continue to gain an appreciation of the complexity of the issues that face the society in which we live and the expenditure of your tax monies in this dynamic community we call home.

So sit back, relax and enjoy your virtual tour of your local government at

work.

Instructions:

<http://www.stlucieco.gov>

The St. Lucie County Online screen appears

- Click on SLCTV (In the middle of that screen under 'Public Information Office')
- **Then, click on 'Video On Demand' on the left side of the screen.**
- **Next, click on the photograph of the St. Lucie County Commissioners**
- **The next screen is a listing of all the dates of Board of County Commissioners (BOCC) meetings, listed in reverse order, and with the most recent meeting listed first.**
- **Click on the meeting or meetings of interest to you.**

*Happy Viewing!*

# SECURITY COMMITTEE REPORT

*Warren J. Sonne*

There is a theory in psychology called Maslow's Hierarchy of Needs. The first or basic level of needs on this pyramid includes things like oxygen, food, water, etc. For the most part, we never think about these things unless it is in the aftermath of a hurricane. The second step on this ladder of needs is "Security". I'm sure Maslow was not thinking about Wackenhut when he wrote his paper on this issue, but Wikipedia.com suggests that "A properly-functioning society tends to provide a degree of security to its members."

Over the past year we (PORI) have suggested and caused many of the security changes that have taken place within PGA Village. For those of you who have attended our Security Seminars, you learned directly from the experts sent by the Sheriff's Department, Fire District, Hurricane-Windstorm Mitigation, and Wackenhut Corp., about how to best protect yourselves. When the "Season" begins to increase our population again, we will be having additional seminars which we urge

you to attend. We will be having speakers promoting programs such as Neighborhood Watch and Crime Stoppers, as well as nuclear emergency preparedness, fire safety, etc.

While PGA Village's crime rate is far below that of other similar communities in the County, we are not crime free. The month of June saw one "daytime" burglary on Marsh Terrace, and a series of vandalism type incidents including mailboxes being knocked over, car windows being broken, vehicles being driven on lawns, etc. We have sought and obtained the cooperation of the Sheriff's Department which has been sending in plain clothes officers in unmarked vehicles. Our Wackenhut patrol officers have been put on special alert. I can report to you that as a result, an arrest warrant was issued and an arrest made of young man who is a PGA Village resident of Plantation Lakes, for reckless driving. The Sheriff's Detectives were investigating this incident, and questioning at least one other

young PGA Village resident to see if further criminal charges should be brought for the vandalism to a mailbox and Porto-san that occurred on Saddlebrook Drive on June 29th, 2006. It is sad that these acts are being committed by those who live among us. If you have any knowledge of any individual that is committing these or any other offences, please contact the St. Lucie County Sheriff's Office at (772) 462-7300, and Wackenhut Security at the East Gate (772) 489-2583.

As PORI's Security Chairperson, I am part of our PGA Village society's efforts to bring that "degree of security" to our community. However, there is no segment of our greater society that is free from crime and safety issues. In addition to our security force it is necessary for all of us to look out for ourselves, and for each other. Please report any suspicious activity, make sure all of your doors (including garage doors) are closed and locked, and please set your alarms when you leave your home.

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# ENVIRONMENTAL PRESERVATION COMMITTEE REPORT

*Dr. Mark Edwards*

Do you have a Kolter "preserve" in your yard? If you live in Sabal Creek or Plantation Lakes odds are that you or your neighbor does. Mr. Sommers of Spendthrift Lane, Sabal Creek, discovered only recently that about 80% of his property had been designated as a native upland preservation area. This was defined in the sixth amendment to our Master Association Homeowner documents dated September 2004. These areas are defined as exhibiting native up-

land habitat such as pine, palmetto and native grasses, but not planted grass. Late in 2004, homeowners were mailed a copy of the sixth amendment which defined this but a map was not included. Existing homeowners had no idea this might apply to their private lot. The problem was that it stated that these "preserves" were identified on the "Native Upland Habitat Map". When we called Lang management and the County last summer, for a copy of

this map, they did not have it. Once a map was finally obtained, it was titled "Reserve - Upland Map" and dated Feb. 1, 2005. How could homeowners have requested a map in late 2004 that was dated 2005 and had a completely different name? According to our documents, homeowners who have "preserves" located on their property have restrictions placed upon it. These "preserves" must not be altered. If

*Continued on page 4*

# UPLAND HABITAT

*Dr. Bobbi Conti*

**“Developer faces deadline on land”  
(Front Page Headlines – Port St. Lucie News -  
August 16, 2006)**

**ST. LUCIE COUNTY – BOARD OF COUNTY  
COMMISSIONERS MEETING, AUGUST 15,  
2006  
Agenda Item (2D) Compliance Issues With PGA  
Village/Reserve DRI**

Commissioner Doug Coward requested this item to be placed on the meeting agenda because he became aware that Kolter property with ‘upland habitat’ on it had been sold by Kolter, when Kolter was in non-compliance since February, 2006.

The County Staff has been diligent in meeting with Kolter representatives since early March, for purposes of negotiating an agreement that would bring Kolter into compliance. There has not been any achieved success as of August 15, 2006.

In this Public Hearing, the County Commissioners gave Kolter an ultimatum that the 490 acres of preserved habitat be

mapped out, plus four, two acre parcels for children’s recreation, by September 22, 2006 or face the consequences.

Dr. Mark Edwards provided explicit testimony regarding the consequences if Kolter proceeded to claim ‘upland habitat’ on homeowners’ property that did not have a deed restriction. His example was of Mr. Somers’s property in Sable Creek, whereby if the land was worth \$400,000 and Kolter claimed 80% of his lot for upland habitat, Mr. Somers would lose \$192,000 in value for his property. Dr. Edwards made clear to the commissioners that many residents in Sable Creek are unaware of what has been done to their property as they were never sent a copy of the map which identifies these “preserves.” Thus meaning, that without any deed restrictions, the land can not be claimed as preserved habitat to meet any of the four hundred and ninety acres of upland habitat. The finale of this Public Hearing was a

vote by the County Commissioners of 5 to 0 to direct the County Staff to do the following:

Send a letter to Kolter stating that the County expects Kolter to completely resolve all the compliance issues outlined in the memorandum on or before September 22, 2006.

Direct Staff to advertise a public hearing on October 3, 2006 at 6 p.m. or as soon thereafter as the item may be heard to consider rescinding or amending Resolution No. 04-081.

Direct the County Attorney to prepare the necessary legal documents to initiate legal action against Kolter in the event compliance is not achieved by September 22, 2006.

Direct Mr. Bob Nix, Director of Growth Management, to draft a letter to the State Department of Community Affairs, requesting that DCA issue a notice of violation to Kolter and to transmit the letter request to the Florida DCA on September 23, 2006 if Kolter fails to comply.

Direct the Growth Management Director to contact the DCA and request DCA to provide the County with technical assistance concerning the potential violation.

## ENVIRONMENTAL PRESERVATION

*(Continued from page 3)*

altered, they are to be replaced at a 1 to 1.5 ratio somewhere else. Homeowners should carefully check to see if these “preserves” actually contain native habitat and the size and location that are depicted on their lots. These “preserves” in some cases have been shown in areas that would prohibit future alteration or addition to homeowner dwellings or landscaping. Such restrictions, we are told, materially decrease the value of these properties by as much as 60% on those portions of lots that are considered “preserves”. Our documents state the PGA Village New Construction Committee has the right to designate portions of individual lots as “preserves”. However, they also state that this will be done when a homeowner submits to the NCC for an

improvement to their property and will require the homeowner’s written consent.

How then could Kolter have claimed homeowner property without homeowner consent? Mr. Sommers states that he would have never dreamed when he purchased his lot in 1984 that in 2004, a future developer would claim that 80% of his lot would be designated as a “preserve”. The developer should have defined these “preserves” at the time of purchase, not 20 years later. The owner, the bank, the title policy agent and appraisers, all valued these properties without knowledge of these restrictions or encumbrances. Many of these lots have been resold multiple times. Who now is held responsible for informing the current owner that such restrictions exist, as any-

thing adversely affecting the property value must be disclosed at the time of purchase? Meanwhile, Kolter used the preservation acreage from such lots to be able to clear cut native upland habitat elsewhere in the community. They have no such liabilities placed on neighborhoods they developed. We object to Kolter claiming “upland habitat” on individual private properties that were developed long before Kolter came to the Reserve/PGA Village.

Kolter has been given a deadline to address this and other issues to the county. A BOCC meeting is scheduled for October 3 at 6:00 P.M. to address this situation if it has not been resolved. We urge impacted property owners to attend.

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# PRIMARY ELECTION IN ST LUCIE COUNTY

In recent years we have all come to recognize the enormous impact that decisions of the Board of County Commissioners have on our lives and our standard of living. In turn, the voters of the County have an enormous impact on the composition of the Board.

On September 5, we have the opportunity, and the duty, to make our views known via the primary election process.

**Tuesday, September 5, 2006  
7:00 AM to 7:00 PM**

Reserve/PGA Village is in district 43. The voting location is St. Bernadette Catholic Church.

However, Florida has two very convenient alternatives for those who

want to vote early. You can request an absentee ballot by calling or stopping at the Superintendent of Elections office at the St. Lucie West Annex or the former Orange Blossom Mall on Okeechobee Road. Alternatively, you can vote early at the following locations:

Orange Blossom Mall  
4132 Okeechobee Rd.  
Ft. Pierce,

PSL Community Center  
2195 SE Airoso Blvd  
Port St. Lucie

Early voting begins on August 21 and ends on September 2.

This year the County election is for seats in Districts 2 and 4. **Although**

**the County Commissioners run to represent a specific district, they are elected by ALL of the voters in St. Lucie County.**

Registered Republicans will be able to vote for:

District 4 Primary  
Frannie Hutchinson or Ken Waters

There is no Democratic primary race for district 4

Registered Democrats will be able to vote for:

District 2 Primary  
Doug Coward or Mike Bowers

There is no Republican primary race for district 2

## STATUS OF THE PROPOSED ISLAND CLUB (As of August 1, 2006)

The Board of County Commissioners met on August 1, 2006 and the key item on the agenda was review of staff recommendation for approval of the approximate 6 ½ acre “final site plan” for the Island Club. The plan calls for a 25,000 sq. ft. clubhouse facility (17,000 sq. ft. under air) with a swimming pool, tennis court, basketball area and 2 acres of dedicated land suitable for the recreation of children.

Kolter VP John Csapo pointed out several improvements incorporated into the facility such as the use of impact glass in all windows and an emergency generator to operate the

entire building in the event of power failure. Although the facility will not be useable as a hurricane shelter, it could be a command post or special needs location after the hurricane passes. Additionally, the pool and play area will be fenced and the adjacent field will be curbed and hedged to preclude usage for overflow parking. Bike racks will be provided near the basketball court.

Public comment was mixed. Some residents objected to Kolter’s plan to make participation in the operating budget mandatory for all residents. Other residents (many of whom were promised the Island Club when they purchased their homes) supported the

project, pointing out that it was a community-wide facility that all should support - - just like roads, gatehouses and other common entities.

Upon conclusion of the Public Hearing the Commissioners commented on the project and asked for clarification of some mentioned features (fencing, parking, and the lake as a “visual amenity”).

Following this discussion, the Commissioners voted 5-0 to approve the staff recommendation for approval of the project.



The Property Owners of the Reserve, Inc.  
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*We're on the Web!*  
*[www.pori.info](http://www.pori.info)*

## HURRICANE PREPAREDNESS

In the midst of the hurricane season, a reminder to be prepared:

A families hurricane supply kit should include the following:

- Water
- Non-perishable food items
- Blankets and pillows
- Clothing (rain gear/ sturdy shoes)
- First aid kit (including medicines & prescription drugs)
- Toiletries
- Important documents (in a waterproof container)
- Tools
- Pet care items
- Any other special items that may make life a little more comfortable after a storm

