

**Property Owners of
The Reserve, Inc.**

An Organization Representing the
Residents of PGA Village

June 2005

PORI NEWS

PRESIDENT'S MESSAGE

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Dear Pori Members,

They say time flies when you are having fun, but it also flies when you are very busy. This has been a very busy time for the members of the PORI board.

June 1 we held a meeting for the Presidents/Representatives of all the Neighborhoods. If you have any questions please contact your President. Some of the newer communities do not have a representative attending. If you live in the Lakes, Thompson Point, or Maidstone and would be willing to attend these meetings held once every three months, and/or become the contact person for your community, please let a PORI Board member know.

As you will see in this news-

letter the PORI committees have been very busy. We now have a Financial Review Committee, FPL Coal Plant Committee, a Security Committee, a Compliance Committee, a Dreams Park Committee, a 100 Year Celebration Committee, a Membership Committee and a newly organized Environmental Preservation Committee.

In the future we would like to establish a Historical Committee. If you have an interest in History and would like to work on preparing a "History of the Reserve a.k.a. PGA Village" please let us know. There is always room for additional members to the above committees.

The PORI executive board continues to meet with Kolter representative Roy Davidson

on a regular basis. We have indicated that our top two priorities are Turnover of the Association to the Residents and Security Issues.

So often individuals sit back and don't get involved because they feel "one voice" will not make a difference. Here is an example of the impact of "one voice." Harold Weitzel from Cypress Point called to inform PORI that other communities in St. Lucie West were receiving rebates from Adelphia for lack of service during the hurricanes last year. We brought this to the attention of Kolter, and they pursued the issue. A credit of over \$12,000 will be made to the PGA Village account in June and July of this year.

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MEMBERSHIP

PORI's membership continues to grow. PORI represents owners of over 1100 properties in PGA Village. This growth is the result of Membership representatives in each of the neighborhoods in PGA Village communicating with their neighbors and explaining the need for an organization such as PORI. PORI is dedicated to protecting the property owner's interests.

PORI is pleased to have so many new members from the

most recent neighborhoods Maidstone, Tompson Point, Island Point and The Lakes. However we need Membership Representatives from these neighborhoods except Island Point. Special thanks to Arlene Shakelford who is the representative for Island Point. If you are willing to become the Rep, please contact Judy Stoll at jcavstol@att.net or call 914-277-6936.

It is also possible for property owners to download a PORI

membership form on our website www.PORI.info. The website is also a good way to keep up with the happenings at PGA Village.



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FPL COMMITTEE REPORT

The Professional Staff from FPL have held two very informative open sessions for the community at large and one by 'invitation' only for a small group of community leaders within the past six weeks.

The first community meeting on April 5, 2005 at the Fairgrounds consisted of presentations by FPL about the 'proposed coal burning energy plant' and a significant session for questions, concerns, and available answers.

The second community meeting on May 19, 2005 at the Fairgrounds consisted of exhibits with the experts, regarding every single aspect of the proposal, the involved community land, and the electric distribution system for this region.

Both of these sessions were very informative about the scientific bases, the research, and technology being utilized to develop this 'energy producing plant', made necessary because of the continued explosion of growth and projected need for electric power.

The smaller 'invitation only' community meeting consisted of community leaders, e.g. fire chief, EMT chief, environmentalists both public and private, health department officials, college and university officials, etc., and myself, representing PORI. This meeting consisted of presentations by engineers from FPL and private corporation engineers, environmentalists, scientists, etc. It was followed up with a significant amount of time devoted to questions, concerns, and available responses.

As your PORI representative, the initiative was taken with each opportunity, to address the known concerns of our residents. We are on record with FPL concerning the 'railroad'. Making known our concern initiated immediate meetings with FPL and the railways.

On May 23, 2005, FPL presented a detailed description of the proposed 'plant' to the County Commissioners and the County Executive. There were numerous questions by the County Commissioners, to which FPL gave immediate responses or identified that the information would be provided to the Commissioners. PORI President, Pam Hammer testified on concerns of our community, especially the concern of blocking the back entrance to the Reserve daily for the passage of additional trains with at least 125 cars. Mr. Bill Hammer testified on issues, e.g. location of this proposed plant in St. Lucie County vs. other possible sites and proposed source of fuel.

Dr. Bobbi Conti, Chairperson



Announcement: All residents are encouraged to attend a meeting with FPL on July 13, 2005, in the Wannamaker Room, PGA Golf Club, from 6 to 8 p.m.

Finger foods will be available.

Purpose: Discussion and explanation of the "proposed coal-burning electric plant" for St. Lucie County, just west of PGA Village.

FINANCIAL REVIEW COMMITTEE'S REPORT

Deno Marino, Chairman of the Committee, welcomed a new member to the Committee. Mr. Peter Pover, a current member of PORI'S Board and a Canadian Chartered Management Accountant, has generously volunteered to assist the Committee.

At the Presidents/Representatives quarterly meeting on June 1, 2005 Mr. Marino provided the progress of the Committee to date:

January 26, 2005 PORI'S attorney sent a final demand letter to PGA Village POA'S Board requesting access to the 2002 and 2003 financial statements citing Florida statute 720.303 which states in part that "the Association must provide each member with a copy of the financial report or a written notice that a copy is available upon request at no charge". The attorney's final demand letter was ignored.

On March 1, 2005 a Petition for Mediation was filed with the State of Florida. This process had to be complied with before going to court if the problem re-occurs. On April 21, 2005, Mr. Roy Davidson, Kolter's Senior Project Manager, provided a copy of the 2002 financial statements which, by law, was more than two years late.

On May 25, 2005, a Mediation Meeting was held between PORI, represented by Richard Leone and Deno Marino as plaintiff and PGAVillage POA'S Board, represented by Mr. Davidson and Mr. Dave Guzy, Lang Property Manager, as the defendant. At the conclusion of the meeting, Mr. Davidson provided a copy of the 2003 financial statements and promised, in writing, that the financial statements for 2004 would be provided to each homeowner no later than July 16, 2005. As a result of this meeting, we also received a formal acknowledgement that PGA Village POA's Board did not comply with Florida statute regarding issuance of financial statements from 2001 through 2003 and would not

be able to produce 2004 audited financial statements before July 15, 2005 also in non-compliance with Florida law.

A cursory review of the 2002 and 2003 financial statements indicates that there may be some items of concern although a subsequent and thorough review by the financial review committee may prove that they are in compliance and accurate. It

should be noted that some of the items of concern were shown on the budgets in amounts well below what was actually

"the Association must provide each member with a copy of the financial report or a written notice that a copy is available upon request at no charge".

...Florida Statute 720.303

spent while other items were not even provided in the budgets yet the actual amounts spent were significant.

By reviewing the financial statements for 2002 and 2003 together with the CPA's footnotes, we were able to ascertain the PGA Village POA'S Board of Directors applied for and received a Bank Line of Credit for \$500,000. The outstanding balance on the loan totaled \$391,387 on December 31, 2002 and grew to \$427,387 by December 31, 2003. The accountant's footnote included in the 2003 financial statement, in part, says,

"this line of credit has been renewed annually on January 29, 2004 and January 29, 2005. The line of credit is collateralized by a security interest in all assessments receivable, and the bank will have the right to file a lien against each member's unit for the unpaid balance owing on their receivable plus a pro rata por-

portion of any closing costs". Until we are able to get access to the supporting documents, review a copy of the Boards' minutes authorizing this credit line and meet with our attorney, we can not ascertain that this was a proper transaction.

As indicated earlier these transactions may be totally correct and complete but because we find ourselves in the position of getting the 2002 and 2003 financial statements so late and not having had the opportunity to review and discuss these items with the developer we can only report what we found.

You should also know that the Mediation Agreement states that the developer will send written notice to each homeowner (the developer decided a postcard would suffice) that the financial statements for 2001 through 2003 are immediately available upon request at no charge and that the 2004 financials will be available no later than July 16, 2005. You should have received your postcards by now since the agreement was formalized in writing on May 25, 2005. If you did not receive your notification and can not get copies of the financial statements for the years 2001, 2002 and 2003, I suggest you contact the developer's representative Mr. Davidson (phone 772-467-1299 ; e-mail rdavidson@kolterprop.com) as these items are due to each of you by Florida Statute 720.303 (7).

We can only hope that Kolter hired Mr. Davidson to be more forthright with the financial information and to begin an open and continuous dialogue with the Association's membership. We must work together to bring a better understanding and harmony between the developer and its membership. Without mutual cooperation and trust nothing will be accomplished.

PORI WEBSITE

Please refer to the PORI website for up to date information.

Please notify PORI if your mailing address, phone number, or email address changes. We are making every effort to keep our records current.

WWW.PORI.INFO

PRESIDENT'S MESSAGE (continued)

The details of how this will be applied to those who paid are yet to be determined by Kolter.

There have been a number of concerns about the security in our community. This is the reason PORI established a Security Committee. Kolter has informed us that the purchase of software for automated registration of guests and a scanner for driver's licenses has been approved, but that a new vendor is under consideration. Kolter is also exploring

video recording of all vehicles. Proposals for guard services have been distributed to several vendors, including Barton.

We were informed that the Island Club is still under study. This issue is scheduled for the August 2 agenda before the County Commissioners.

As we prepare for hurricane season, I would like to wish all a safe and happy summer.

Pamela Hammer, President

DREAMS PARK UPDATE

The following information was sent to the County Commissioners from Larry Daum the manager of economic and tourist development for the County.

"On June 8th, we had a conference call with Lou Presutti. The call included PSL, County, Kolter, CT" (this means Culpepper and Turpening Engineers) "and TCSC" (this means Treasure Coast Sports Commission) "The layout for the Reserve tract has been roughed out to include 12 ball fields. Lou indicates that he likes the location but needs more fields. Lou is also considering girls soft-

ball and soccer. So the discussion was left that Larry working with the mayor would locate alternate sites in the 150 acre size so that Lou can inspect them in September. The Reserve tract is not out just on hold."

Note from Pamela Hammer. The area in the Reserve under discussion is 100 acres with many, many environmental issues. Several of our residents attended the County Recreation Advisory Board meeting last Wednesday but the agenda item on Dreams Park was eliminated since no one from the Sports Commission attended.



100 YEAR CELEBRATION

The 100th anniversary of St. Lucie County is to be marked by a celebration at the County Fairgrounds on Saturday, July 2, 2005. Plans are in the works for PORI to participate by partnering with the PGA of America in a golf exhibit and skills contests. PGA professional instructors are to give clinics hourly and to run skills events emphasizing accuracy in

"closest to the pin", chipping, and putting contests. Prizes will be awarded. PORI members who are interested in promoting PORI at the event are encouraged to contact the co-chairs, Warren Sonne (warrens@i-2000.com) and Stanley Silver (stans@silverpga.com) as volunteers are needed.

In addition to PORI and the PGA of

America's involvement many other organizations will be represented to honor St. Lucie County. There will be exhibitions of the history of St. Lucie County, old fashioned games and music concerts featuring the Navy Band and country singer Mark Chestnut.

After the concerts there will be a fireworks show.

ISLAND CLUB

According to Roy Davidson, the new President of the PGA Village POA, the design for the Island Club is set and Kolter plans to keep it at the previously submitted location. In order to address the County's concerns about all of the traffic that will be entering the South gate, and traveling along Champions Way, Kolter is considering another entrance from Village Parkway.

VOLUNTEERS NEEDED

We have had many, many individuals donate their time and skills in the area of organizing, environmental issues, accounting, management, law enforcement, etc. but we now need to establish an "attorney" committee so we can bounce ideas off you and get some guidance on a few minor issues. If you are a licensed attorney in the state of Florida, the PORI board and its committees

..we need to establish an "attorney" committee...

would really appreciate your help. Please call any member of the PORI Board of Directors as listed on page 2.

SECURITY

The issues of safety and security are always on our minds, and when we become aware that either of them are being jeopardized it is in our best interest to become involved. That was the motivation for the establishment of PORI's Security Committee. A request for volunteers went out over the PORI Email List, and literally within hours this committee was born. The members of the PORI Security Committee are: Warren J. Sonne, PORI Board Member and Chair of the Security Committee, Kevin Pfeiffer, David Miles, Jack Santacroce, and Madeleine Warns. These volunteers bring with them an abundant amount of experience in the fields of public safety, psychology, and civic involvement.

As it's goals the committee has identified four (4) main areas of concern:

- 1) Perimeter Protection, 2) Ingress/Egress, 3) Resident Safety, and 4) Safety Education & Awareness

On May 27th, 2005, Mr. Sonne was present at a meeting between Mr. Roy Davidson of Kolter and the PORI Board's Executive Committee, at which time Mr. Sonne raised these same issues. Mr. Davidson indicated

Kolter has sent Requests for Proposals (RFP's) to several Security Companies, to include upgrading the existing security measures to include the mandatory use of a drivers license scanner for all visitors, video cameras to record license plates, a



"double entry gate" for the resident lanes to prevent piggy-backing, an electronic system much like the Sun Pass which will monitor the Patrol Vehicles to insure that they reach certain points within the community during their tour of duty, and many other enhancements. Mr. Sonne requested copies of these RFP's, as well as the current Operating Manual for Barton Security, a list of all

non residents that have transponders, and copies of the proposals and assessments made by the bidding Security Companies. While these documents have not yet been received, Mr. Sonne was assured by Ms. Lisa Teets of Lang Management on June 20, 2005, that they would be ready by the end of the week.

The committee is also exploring the possibility of traffic patrols by the St. Lucie County Sheriff's deputies within our community.

In terms of Safety Awareness, the security committee hopes to establish a rapport with the St. Lucie County Sheriff's Department, Fire District, and Office of Emergency Preparedness and to arrange for speakers from these agencies to speak to and educate our residents about these issues.

Please keep in mind that if you have an emergency situation you should dial 911 immediately, and all residents who observe suspicious persons or activities should call the PGA Security Gates as follows: East Gate 489-2583, West Gate 489-2593, South Gate 595-0554.



The Property Owners of the Reserve, Inc.
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www.pori.info

PORI WEBSITE—LOG ON—STAY INFORMED

Have you signed up for the PORI emails? If not, go to the web site www.pori.info and click on the link at the bottom left corner. You must then fill out the form, click submit, and a confirming email will be sent to the address that you registered. Since this is a two step process, you must then open the email from PORI and click on "yes, I want to join." This process is an "opt in" system to avoid issues of spamming. If you have any questions or problems signing in please contact Pamela Hammer at pamhammerfl@aol.com. We are having some trouble with individuals who have ATT, but the webmaster is working to resolve this issue.