

Property Owners of
The Reserve, Inc.

An Organization
Representing
Member Residents of
PGA Village

MAY 2006

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PORI NEWS

LETTER FROM THE PRESIDENT

Dear Members,

I would like to thank all of you for your support and help. The membership drive this year has shown very impressive results. We have indeed come a long way from the public meeting during which City Council member Jack Kelly scoffed at our 300 membership. Having been able to show that we represent the owners of a majority of units in the Reserve/PGA Village has greatly assisted our negotiating positions.

Most of our seasonal residents have left town, and others are planning their summer vacations. It is imperative that you notify Wackenhut when you leave for the summer or on vacations. Why do this? Because in the event of any kind of emergency, the security or rescue personnel will not waste

valuable time searching for residents who aren't on property. It is only common sense that they should be able to locate you quickly. In the light of recent reports about Lake Okeechobee, nothing should be taken for granted. In the event of flooding, it is better to be prepared than to be trying to organize a plan during the confusion and chaos. You can always receive up to date information about what is happening in our community by going to the PORI web site www.pori.info and registering for the email updates. We try not to overuse this system, and it has been very helpful for disseminating information very

quickly. I urge you to sign up **now** if you haven't already done so.

As we prepare for the upcoming hurricane season, we remind you of several safety measures. If you are going to have trees trimmed, have it done **now!** When trimming is done immediately prior to a storm, the debris can cause major damage to neighboring properties. Stock up on emergency supplies **now**, avoiding long lines later. Should streets become

flooded remember that we have poisonous snakes and alligators in our community. Do not let children approach the water.

If you are a seasonal resident please be sure to notify PORI if your address has changed. Sometimes your mail is not forwarded, and there seems to be no set pattern or system. But we want you to always receive your

PORI newsletters and any other important information.

Please check the PORI web site regularly. As new information comes in on many subjects we update the site promptly. And suggestions for making this an even better tool are always welcome.

Have a wonderful and safe summer, and let's hope for a CALM hurricane season.

Pamela Hammer, President,
Property Owners of the Reserve, Inc.
(PORI)

*"It is imperative
that you notify
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COMMUNICATIONS COMMITTEE

Chairman: Peter Pover

We have changed the publication dates of the Newsletter to avoid the end of year holiday period, and continue to look for improvements in content and appearance. Our trusty "poriscope" continually scans the horizon for items of interest! It often takes new residents some time to settle in, and we intend to publish the occasional article about "where to go for what you want". For

example, what is the correct procedure to dispose of unwanted television sets and computers? Where are the various farmers' markets? How will we all be affected by future road works around the development? We welcome any ideas along these lines.

The Committee is also actively pursuing the installation of a community TV

channel as an added resource for the POA during the hurricane season and other emergencies.

PORI was represented at the ribbon cutting ceremony of Sachs, Sax & Klein last month by Bobbie Conti and me. This is the law firm which provided a most useful seminar to the neighborhood presidents last month. The firm is highly experienced in dealing with turnover issues in large developments, and is expected to be of invaluable assistance as we look forward to turnover of the PGA Village POA to



its residents. The photograph shows us with the partners of SSK at the formal event hosted by the St. Lucie County Chamber of Commerce.

THE GIFT THAT KEEPS ON GIVING

Several years ago PORI filed four lawsuits against the City of Port St Lucie regarding the proposed 24 million gallon per day Sewer Processing Plant half a mile west of our community. During the final negotiations PORI secured one unrelated, but vitally important concession, along with several other major safeguards. This was the agreement that the city would never annex The Reserve nka PGA Village. But for this agreement, it is highly probable that annexation

would have taken place by now. Because of the differences in tax rates between the city and county, the results would be quite remarkable. The owner of a property assessed at \$200,000 would save \$680 per year. The savings for houses assessed at \$400,000 and \$600,000 would be \$1,360 and \$2,040 respectively.

You're welcome!

DID YOU KNOW? *Florida holds their Primary Election on Tuesday, September 5th!*

In St. Lucie County, two County Commission seats will be available. On the Republican ticket, incumbent Frannie Hutchinson is running for re-election. Her opponent is Ken Waters. The winner of that election will run against the Democrat candidate. So far, no one has filed on the Democratic ticket. If that situation remains, the Republican seat will become an “open primary” which means that all members of all registered parties will be permitted

to vote in the Primary Election for that seat.

The other seat is held by incumbent Doug Coward, Chairman of the County Commission. He also has a primary race against Mike Bowers. The winner of that race will face John Bruhn in the November General Election.

Registering to vote in St. Lucie County is very easy. You can register on line or go to the Supervisor

of Elections St. Lucie West Office at the St. Lucie West Annex Building.

Florida also allows a system of Pre-voting. At certain designated locations, you can vote two weeks early. Watch the PORI web site, www.pori.info for additional information.

Note: Frannie Hutchinson's district is district 4 and Doug Coward's district is district 2.

490 ACRES OF PROTECTED HABITAT - WHERE?

At the St. Lucie County Commissioners meeting of February 21, the Board of County Commissioners voted unanimously finding Kolter in Substantial Noncompliance with their Development Order, which requires 490 acres of native upland habitat to be preserved and protected by permanent deed restriction. County staff had found that this was not the case, and that Kolter was short by at least 270 acres.

Previous mapping efforts with the county did identify where the habitat was located, the problem was that Kolter had not secured agreements with the owners of the property to preserve and protect the identified habitat. This included golf courses, commercial and residential property. Owners of these parcels had no idea that any conservation was required. County staff agreed with our position that unless these parcels are legally protected through permanent deed

restriction or conservation easements they can not qualify as “preserves.” Kolter has now agreed to place conservation easements on the nearly 61 acres once planned for the “Dreams Park” area effectively eliminating this area as a potential site for the project.

This area in addition to providing habitat for our remaining wildlife contains two small lakes that could serve our community as a passive natural recreational site in the future for such uses as nature trails and fishing. The 18 acre preserve adjacent to Reserve Boulevard and Plantation Lakes Drive, which serves as a relocation site for Gopher Tortoises, will also be protected by a conservation easement. This area had been identified as “future residential” by the developer. Most recently, we were told that Kolter was developing a new map identifying deed restricted up-

land habitat and was attempting to gain preservation agreements with the PGA. Originally, Kolter was credited with over 168 acres of residential land belonging to homeowners as “preserves”. It is our position that no land within the building setbacks of any homeowner’s lot can be used as a “preserve”. To allow this, in our opinion, is contrary to our homeowner documents and is a violation of our property rights, because it would permanently restrict the future use of our property. Kolter had identified as much as 80% of some homeowner lots as “preserves”.

We hope that Kolter will establish as quickly as possible how much of the required 490 acres of protected habitat actually exists, and will work with the County to forever resolve this issue that has been a legal requirement of this development for over 20 years.

FINANCIAL REVIEW COMMITTEE

Chairman: Deno R. Marino, CPA

On April 20, 2006 Mr. Kevin Voller, Treasurer of PGA Village POA's Board responded to my letter of February 28, 2006, which was fairly detailed regarding seven major areas. The Financial Review Committee had asked many questions and had requested additional information. Although the responses covered all of the items, a few were either

incomplete or not properly answered. In addition, a copy of the 2005 audited financial statements was provided.

Audited financial statements are required, by law, to be completed 60 days following the end of the year, making the 2005 statements due on March 1, 2006. However, it is fairly

normal for audited financial statements to take longer than 60 days to be completed for a Homeowner's Association as large and complex as ours. Usually the Association takes at least 20 to 30 days to "close its books" and the audit should take at least another 20 to 30 days to be completed and reviewed with the Association's Board.

Continued on page 5

"ENVIRONMENTALIST OF THE YEAR"

As this edition goes to the printer, The Palm Beach Post published a piece by Patrick Moore, who founded Greenpeace in the early seventies. In explaining why his positions have changed during those thirty years, he writes "More than 600 coal-fired electric plants in the United States produce 36 percent of U.S. emissions – or nearly 10 percent of all global emission – of carbon dioxide, the primary greenhouse gas responsible for climate change. This is almost 2 billion tons of carbon dioxide annually – the equivalent of the exhaust from

about 300 million cars."

And we almost had one of these plants (albeit cleaner than most) in our own back yard. That this did not happen is due in no small part to the activities of one PORI member, Dr. Bobbie Conti. Her energy and persistence in coordinating opposition to the proposed plant were remarkable. Not only did she assemble a team of experts to make the case for the opposition, but she took a team around St. Lucie County getting signatures for petitions, and informing the general public of the

inherent health risks, and of the major problems that would result from coal trains supplying the plant, snarling up local traffic and worse.

The end result was that the County Commissioners wisely put the health and quality of life of their residents before the millions of dollars of tax revenues that the power plant would generate. They voted unanimously to deny planning permission for the plant, for which we should always be grateful.



On March 25, 2006, Dr. Conti's efforts were recognized publicly by the St. Lucie County and Martin County Conservation Alliances at their Annual Awards Luncheon. Bobbie was hailed as "Environmentalist of the Year", and received her award fittingly from the Chairman of St. Lucie County Commissioners, Doug Coward, seen here at the ceremony.

SECURITY COMMITTEE

Chairman: Warren J. Sonne

PORI's Security Committee is committed to providing our members with the most up-to-date information available regarding the safety issues that affect our quality of life in PGA Village.

Our first seminar of 2006 was in March when we arranged for speakers from the St. Lucie County Sheriff's Department, Fire District, and Wackenhut Security to inform our residents about ways to safe-guard themselves and their property.

Our second seminar was in April,

and included an excellent presentation from Karla Lenfesty of the St. Lucie County Extension Windstorm Mitigation Center, to discuss Hurricane Preparedness for homeowners; and from Mr. Rich Hilton of the Wackenhut Corp., who explained the role of our security officers during Hurricanes.

The "double-entry" access arms are now in place and operational at the resident gates. These gates operate very quickly, usually allowing residents to pass by both arms within five seconds, while at the same time

preventing anyone from piggy-backing our residents through the gates. Wackenhut's new computerized access system and video cameras will be operational by the time you read this.

With all of the upgrades that have been taking place in PGA Village, the first line of safety is still you; the homeowner. Please remember to lock your doors and windows, and set your alarms when leaving home. When you are at home, please do not leave your garage doors or entry doors open.

FINANCIAL REVIEW COMMITTEE

Continued

Before leaving, Mr. Davidson had promised that I would receive a copy of the audited financial statements no later than April 20, 2006, and I was delighted to receive the completed audit report on this date. However, when reading the CPA's letter giving the PGA Village POA a "clean opinion" (basically meaning the statements are fairly presented and conform with generally accepted accounting principles), I noticed that the report was dated January 27, 2006. This date raises two questions.

One, how could it possibly have been completed in such a brief period - even if the auditors started their work before year end? Two, if this audit was completed long by that date, why were the 2005 financial statements not made available to homeowners by March 1, 2006 - the time limit set by Florida law? I guess I should be happy about all this since we did not receive the 2002 and 2003 financial statements until May 25, 2005 and the 2004 financials until July 15, 2005.

I am sure the Board of the PGA Village POA will comply with Florida Statute 720.300 which says 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". It is unfortunate that many homeowners have already left for the season. It may be difficult and expensive to provide them all with an audited copy of the 2005 financial statements.

PGA GOLF COURSES CLOSED FOR RENOVATION

The award-winning PGA Golf Club at PGA Village has officially embarked on a multi-million dollar renovation that will position The PGA Golf Club as one of the premier

daily-fee golf facilities in the world. The renovations began on May 8 on the North Course and will commence on the South Course July 3rd. The Dye Course will remain open for

play. Renovations on the North and South courses are scheduled to be completed in October. Renovations on the Dye course will take place next year.

The Property Owners of the Reserve, Inc.
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CONSULT OUR WEBSITE:

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SINCE STATUS OF THESE ISSUES
CHANGES OFTEN.

REMINDER:

*PLEASE ABIDE BY THE
RULES OF THE ROAD.*

WALKERS SHOULD WALK
FACING TRAFFIC



BIKERS SHOULD RIDE
WITH TRAFFIC