

Property Owners of
The Reserve, Inc.

An Organization
Representing
Member Residents of
PGA Village

JULY 2007

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PORI NEWS

LETTER FROM THE PRESIDENT

Dear Members,

First, I would like to thank all of you who have joined our organization again this year. It is only with your support and membership dues that we have been able to succeed in so many areas.

A number of you have asked "What will happen to PORI once we have turnover? Will PORI still exist? What will be the purpose of PORI in the future?"

Yes, PORI will continue to exist. PORI is an advocacy, voluntary membership, organization unlike the neighborhood and master associations which have mandatory membership.

PORI is named in the settlement agreement for the Port St. Lucie Regional Sewer Plant. That settlement allows us to monitor the impact of the regional sewer plant upon our community. This is especially important in light of the recent expansion of the plant, with an additional expansion planned.

PORI will continue to monitor the actions of the local government agencies and analyze their impacts on our community. We will still have many interactions with the county commissioners as we move into the future. PORI will continue

to provide candidate forums for the County Commissioners and work to support those who are committed to protecting our quality of life.

PORI will have the ability to interact with other organizations when issues such as the recent St. Lucie and Glades County Coal burning plants are proposed.

PORI will also remain a watchdog for the residents of the community. We will be available to assist the new Master Association Board of Resident Owners as they wrestle with the thorny issues of turnover offering over 13 years of experience working within our gated village, through the entire Reserve DRI, and beyond to the county and region.

So, NO, PORI will not dissolve, or go away. There will always be areas where the skills and knowledge of our board and active membership can be used to make this an even better community.

Wishing all a safe summer.

Sincerely,

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

"What will happen to PORI once we have turnover?"

CELEBRATION DINNER

Surprising all who attended this festive occasion on April 15th, PORI President, Pam Hammer, presented gifts to past and present Leaders of PORI. We learned of the dedication of our neighbors who have worked tirelessly over these past years and were successful in achieving many goals, not the least of which will be turning over control of the Master Association to the owners in 2008.



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TOWN MEETINGS

Town Meetings Focus on “Breaking News” Issues

By Jane Bachelor

How do you hear the latest ‘breaking news’ of interest to the community? Many residents have discovered PORI’s Town Meetings to help them better understand local issues affecting our community, our lives and our pocketbooks!

The most recent Town Meeting, held Monday, June 4 at the Wannamaker Room at the PGA Golf Club, showcased the proposed Trauma Center/Trauma Tax, for St. Lucie and surrounding counties. Key representatives from Lawnwood Regional Medical Center as well as the PAC, No Trauma Tax, presented their respective facts and points of view prior to taking questions from the audience. The Town Meeting format allowed for each ‘side’ to be represented in the hope that all who attended will be better informed when casting a vote at the polls.

Regardless of your position on the Trauma Center/Trauma Tax, PORI encouraged all to exercise their voting privilege either during early voting or on Election Day, Tuesday, June 26 at the new polling location in Tradition.

And.....Mark your calendars now for the next Town Meeting, which brings you the Master Association Candidate Forum on Tuesday, July 10 from 6:00 PM to 8:00 PM at the PGA Education Center

All individuals who wish to be candidates for the Master Association Board will have an opportunity to introduce themselves and to answer questions from those interested owners of PGA Village at the Reserve who attend this meeting.

If you plan to run for the Master Association Board and wish to participate in this Town Meeting, please contact Jane Bachelor no later than Wednesday, July 4th at: lighthorseharrylee2001@yahoo.com.

Greet your neighbors and become better informed about subjects affecting you and your quality of life at PORI’s Town Meetings!

VOTERS HAVE DEFEATED THE TAX SUPPORTED TRAUMA CENTER AT LAWNWOOD MEDICAL CENTER

The referendum asked taxpayers if they would agree to a .25 mil increase to raise funds to hire trauma surgeons and support staff and to offset operating expenses at the For Profit, HCA owned, Lawnwood Medical Center in Ft. Pierce.

Pre-voting was held at three centers from June 11 – 25 with official Precinct voting on June 26.

The referendum was overwhelmingly defeated by a vote of 16,030 against and 5,717 in favor. Approximately 15% of the voters participated in this special election.



Glades Power Park

Continuing Saga of the Glades Power Park

By Dr. Bobbie Conti

The Public Service Commission's review of FP&L's request for a "determination of need" for the proposed Glades power park facilities was focused on whether or not there was a need for the power while considering, among other things, the economic issues surrounding the proposed project and alternatives. The PSC also considered peripheral environmental issues that related to the proposal's economics.

The technical and legal staff of the PSC, using all of the proceeding's information recommended **three options** for how the Commissioners (regulators) could handle their decision regarding this plant, planned for

opening in 2013: (1) Build the Coal-fired plant, (2) Don't build the Coal-fired plant, or (3) Come back next year

"I congratulate the commissioners on their unanimous vote and commend them for their leadership on behalf of the people of Florida."

.....Governor Charlie Crist

with an up-dated proposal.

Although the PSC staff said its

"primary recommendation" was to go ahead with the plant, officials said the staff gave equal weight to each of the three options. Commissioners independently reviewed the record of evidence and the staff recommendations and made a decision that was consistent with the agency's regulatory authority and in the best interest of consumers, according to PSC spokesman Anthony De Luise. The five-member PSC took up the issue June 5, 2007.

On June 5, the PSC decided not to support building of the coal-fired plant. F.P.L. can appeal the PSC decision, but there is no indication at this time that they will.

TRAFFIC FLOW FROM PGA TRAFFIC CIRCLE TO PEACOCK

By Dick Cota

On March 19, 2007, Reserve Homes Ltd., LP (Kolter) submitted a Notice of Proposed Change (NOPC) to St. Lucie County and the City of Port St. Lucie. This NOPC requested a six to four lane reduction for the required 6 lane bridge across I 95 on St. Lucie West Boulevard. Kolter used the traffic studies the City used in 2003 to justify the need for the Crosstown Parkway to justify the reduction on St. Lucie West Boulevard. (The NOPC also covered several land use changes and the recent "Settlement Agreement", which will not be covered by this article.)

On April 25, 2007, staff of the Treasure Coast Regional Planning Council took exception to the use of the 2003 traffic study and stated, "A comprehensive traffic study for the whole area is necessary in order to clearly identify project traffic impact." Further, TCRPC staff report comments, "The amendment to change the six lane requirement of the bridge over I-95 is unjustified. The six lane cross-section has been identified in

previous studies. As a result of new development, the Crosstown Parkway has been planned. This new facility is not intended to reduce existing conditions of development. It is intended to increase capacity on the roadway network to allow new development."

The City of Port St. Lucie has retained American Engineers to study the NOPC and comment. Their report is not available at the time this report is being written.

On April 25, 2007, the Florida Department of Transportation stated "We object to the deletion or amendment of any DO condition at this time, until the study is found to be sufficient. Any proposed DO amendments will need to be contingent upon a traffic study that has been found to be sufficient by St. Lucie County, the Treasure Coast Regional Planning Council and the Florida Department of Transportation." The FDOT also noted that the traffic study used in the proposal was taken from the City's Crosstown Parkway Interchange Justifi-

cation Report (IJR).

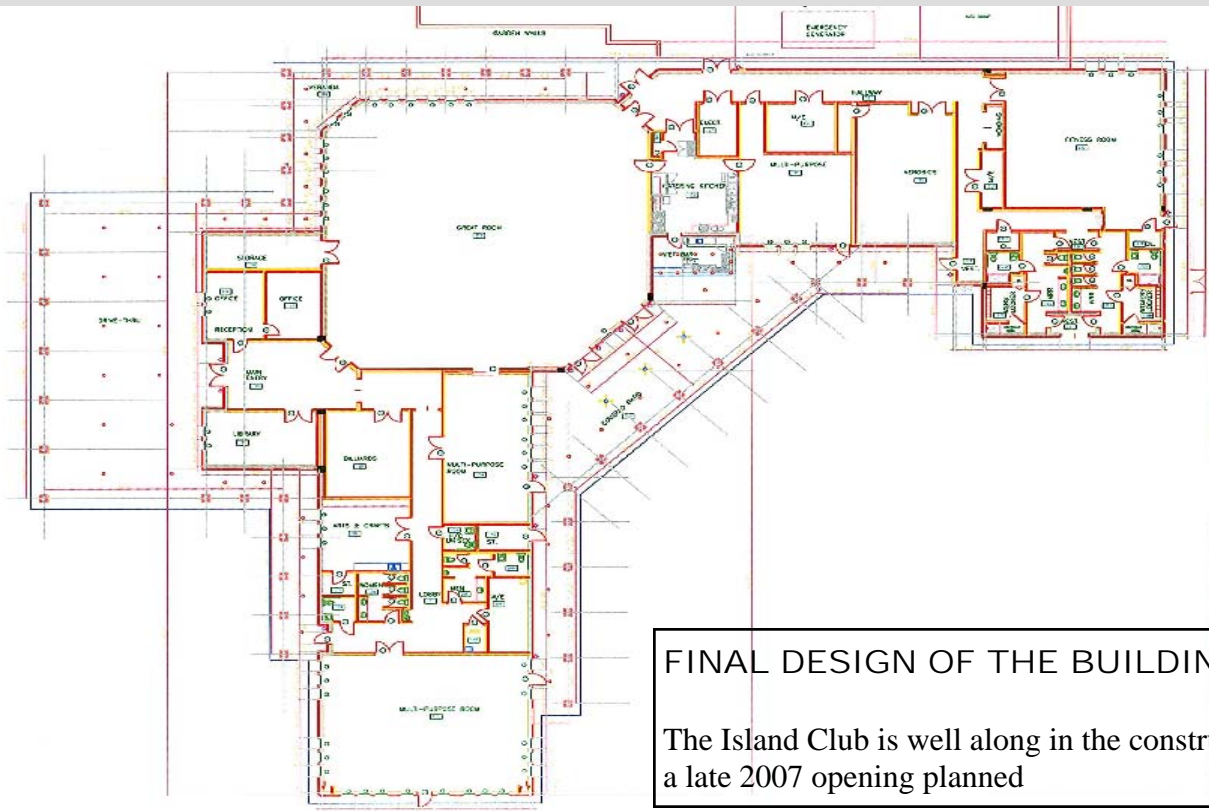
On April 27, 2007 this reporter, acting for PORI, wrote The City of Port St. Lucie Planning and Zoning, and St. Lucie County Growth Management expressing our "serious concerns relative to the proposed reduction, from six lanes to four, of the I-95 Bridge on St. Lucie West Blvd."

Kolter was scheduled to appear before the County Commissioners on May 15, 2007 at a public hearing on the NOPC.

On May 9, 2007 Kolter formally requested a 60 day postponement of this hearing to allow time to respond to TCRPC concerns. It is our understanding that Kolter is trying to arrange a meeting with The City of Port St. Lucie, the County, TCRPC, and FDOT to establish a mutually satisfactory method to be used in a traffic study relative to the proposed change.

PORI will await the results of this study before engaging our own traffic experts, should such be required.

ISLAND CLUB PROGRESS



COMMUNITY CABLE TV CHANNEL 63

By Susan Furman

The technological road to Community Cable TV for all has been rocky, indeed. The good news is that we finally have it. The bad news, sadly, is that there is a list of problems with it that are difficult to get resolved.

1. There is an issue of "nodes" that are missing at various locations. These nodes apparently supply the input for some homes on the East Gate side of the community. Comcast is aware of this and says they will eventually fix it.

2. For those receiving the signal, the reception goes from grainy to better to sharp and then back again. Comcast says they are working on this. Hopefully broadcast quality will improve over time.

3. Kolter, acting as the Master Association, has insisted on total control of what gets broadcasted, so no input except hard news will be approved until after Turnover.

4. Many neighbors have suggested music in the background, but Comcast has not answered several inquiries about it. We will pursue this recommendation for improvement.

5. I had taken digital photos of all the neighborhood entrances and many golf course views when we first went on air, but lost everything when my computer crashed recently. Anyone having good digital photos of their communities to be used with notices pertaining to their communities, should send them, along

with any neighborhood notices and contact information, to Sue Furman at: suefurman@Comcast.net

6. All the software and hardware needed to broadcast Channel 63 is located in the Villager Realty Sales Office. I have asked repeatedly to be sure it is relocated to the Island Club location before Turnover, but cannot get any response from any Kolter representative. That being said, I will continue to try.

Anyone having suggestions, ideas or comments to make Ch. 63 better for all of us is invited to speak out to either me or Pam Hammer at pam-hammerfl@aol.com

SECURITY COMMITTEE

By Warren Sonne

Hurricane Shutters:

As summer approaches many of our residents leave for other parts of the world. But whether we are here in Florida or visiting elsewhere, we have all become too familiar with the threat of hurricanes visiting our "Village." I have been asked by Lang Management to remind all owners of the PGA Village Master POA's rules regarding the installation of hurricane shutters. At this time the PGA Village Master Association is still run by the Developer, Kolter Properties. The most recently revised POA "Design Review Manual" addresses this issue in paragraph 9:

To ensure security and to protect the aesthetic appearance of the community, hurricane shutters will be allowed to be erected or closed only after the issuance of a storm watch by the national weather service, and must be opened or removed within (5) days after the weather service has advised that the storm has passed.

All designs, materials, finishes and hardware should be consistent with the main house and are subject to Sub-Association approval.

When there is no storm in sight, houses with closed hurricane shutters are a clear signal that no one is living there. Furthermore, the Fire District has told the Master POA's Security Committee that fire fighters will not enter a house in which they have limited means of exiting (escaping) and a limited line of sight to the fire. Therefore, before entering they will cut the shutters open. The time delay in doing this, as well as the problem of increased

smoke within the structure caused by the closed shutters is substantial, and may result in additional damage to that structure and increase the possibility of the fire spreading to neighboring structures.

Hurricane Information:

A good source of information on hurricane preparedness can be found at the following site:

http://stlucie.ifas.ufl.edu/com_dev_hurricane_house.html

Open Houses:

The Master POA has instructed Wackenhut to enforce the Open House Policy which was changed by Board Resolution on March 8, 2006. A copy of that resolution can be viewed on the PORI Website:

http://www.pori.info/nm/publish/news_21.html

Gatehouse Network:

The gatehouse access computer network is now operational at the East and South Gates. The West Gate will go online as soon as the new computer is delivered. Within the next month Lang will be re-issuing the passwords for each home so that you can call the automated "guest access" system.

Coordinated Security Efforts:

The overall security system has been plagued by a lack of coordination between the Developer (Kolter), the Master PGA Village POA, Lang Management, Wackenhut, and outside equipment contractors from whom the video cameras, gates, and other equipment have been purchased. As the Security Committee Chairperson, I have recently discussed

inter-organization coordination with Kolter's Representative at PGA Village, John Csapo. He said he was interested in improving cooperation and in acquiring needed additional surveillance cameras, DVR's, gates, lighting, etc.

Access Control:

To access any of the "Guest" entrances, drivers must give the Wackenhut guard their driver's license. This policy extends to owners and renters who do not have their transponders with them. Please cooperate with the officers and have your license ready if you are going to enter through the Guest gates.

If you will be using a rental car regularly while on property, you can avoid this minor inconvenience by obtaining a "hand-held" transponder at the Lang Management office, available to owners and long-term renters only. The cost is \$30, for one year's activation. Call Jan at the Lang office for further information, 772 467-1503. Renters need to show proof of their long term lease.

Home Security:

Please remember to lock your doors/windows and set your alarms when leaving home. Keep your garage door closed, even when you are at home.

Suspicious Activity:

If you see anything suspicious, please call 911 first followed by a call to Wackenhut at 489-2583.

Have a great and safe summer.

PORI would like to thank the PGA Golf Club and PGA Learning Center for their continuing co-operation in supporting our mission

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We're on the Web!
www.pori.info

PORI will sponsor a:

Candidates Forum
Tuesday, July 10
6:00 PM to 8:00 PM
PGA Education Center

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If you plan to run, and wish to participate, please contact

Jane Bachelor at 971-8398

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