

Property Owners of  
The Reserve, Inc.

An Organization  
Representing  
Member Residents of  
PGA Village

MARCH 2006

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# PORI NEWS

## LETTER FROM THE PRESIDENT

Dear Members,

The Annual Meeting on February 28th is receiving rave reviews. Each of the Committee Chairpersons provided an excellent Power point presentation of the achievements of their committees.

This newsletter will introduce you to the many “works in progress” along with some final reports. There is considerable detail, so perhaps this is a newsletter to keep! Updates and emergency alerts will be sent out through the email blasts. If you have not signed up to receive the email ‘blasts,’ sign up on the web site [www.pori.info](http://www.pori.info). Follow this 2-step process and you will join hundreds of your neighbors who applied.

An extensive amount of work has gone into updating and correcting our data base. If your mailing address, phone number or email address changes, you must send those changes to [pori.info](http://pori.info) or Pamela Hammer [pamhammerfl@aol.com](mailto:pamhammerfl@aol.com). This is the only way you will receive mailings and newsletters from

our organization. Please don’t assume that we know you have moved or returned north. All mailings go out first class mail. They are returned as “undeliverable” if you have relocated.

Watch the web site and email blasts for a future *Hurricane Preparation Seminar and a Turnover Seminar*.

*“Watch the website  
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It is not too early to prepare for hurricane season if you live here full-time. Part timers; please make sure you have a designated person to report to you on your home. We will continue to post all information as soon as we have it, but note that most times the phone lines are down, and sometimes cable access is also impossible.

Let’s hope for a “break” this year from Mother Nature.

A special thanks to all of you for your continued support and help. It is the PEOPLE who make PORI a successful advocacy organization.

Sincerely,

Pamela Hammer, President,  
Property Owners of the Reserve, Inc.

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## Homeowner Associations vs Advocacy Membership Organizations: Unique Differences

As residents move into this community from different states, the need for a better understanding of the differences in governance of planned residential communities in the State of Florida and in the Reserve/PGA Village is apparent. We have both homeowner associations and an advocacy membership organization (PORI).

### HOMEOWNER ASSOCIATIONS

Special laws governing homeowner associations in Florida were first enacted in 1992. Special statutory provisions have been expanded and refined in the years 1995, 1997, and 2004.

Special statutory provisions relating to mandatory homeowner associations were assigned to a separate chapter of the Florida Statutes-Chapter 720 in 2000.

Homeowner associations are “created to preserve the concept of planned residential living, and the officers and directors are charged with the responsibility of insuring its success.

These responsibilities can be significant and their implementation is governed by formal procedures....” (Dunbar, P. & Dudley, C. p.ix)

Enforcing the covenants and restrictions is a major component of the work for the leadership of

the homeowner associations. They must balance the rights of the individual owners with the goals set by the community.

What is so significant about mandatory homeowner associations is that the elected boards must carry out their respective duties within the confines of the governing documents, parliamentary procedure, and the applicable Florida State laws. Membership is mandatory for all residents.

It is highly recommended, for individuals serving on any of the homeowners associations boards, to have in hand a copy of *The Law of Florida Homeowners Associations*, by Peter M. Dunbar, Esq. & Charles F. Dudley, Esq., sixth edition, 2005. This is a paperback and can be obtained in local book stores or Amazon.com.

### ADVOCACY MEMBERSHIP ORGANIZATION, i. e. Property Owners of the Reserve, Inc. (PORI)

These organizations typically originate at the grassroots by interested citizens who define a need to organize around a purpose, so as to be heard and recognized. Often these organizations take on a life of their own; short term or long term. Their issues vary, depending on the interests of the members, for purposes of remaining in an advocacy role for

*Continued next page (3)*

## Homeowner Associations vs. Advocacy Membership Organizations: Unique Differences (continued)

They are governed by Bylaws, developed by the originating group, and can be changed upon the will of the elected governing board.

These organizations develop their own infrastructure, (number of members on the board, committee structure, official positions, etc.) that may vary from time to time; depending on the needs of what the organization determines are priorities. They operate in real time; meaning that if a problem or issue

arises today, they can support or oppose it today or tomorrow.

Depending on the human and material resources available, such an organization can be working on multiple complex issues at one time on behalf of their membership constituency and are free to choose what they will address and how it will be done. The boundaries of focus usually remain flexible, which is quite different from a homeowner

association governing a designated community of homeowners.

Membership is the source of financial support for all activities undertaken. The reputation of such an advocacy organization is as good as its' record of achievement and conduct in carrying out the specified course of action and slate of priorities.

*Dr. Bobbi Conti*

## SECURITY: CHANGES, CHANGES, CHANGES!

As I write, the new security video cameras are being wired at our gates, as are the double-entry gate arms for the resident. The cameras will record the faces of all drivers, and the license plates of all vehicles entering the visitor gates. All drivers will be required to produce a current and valid Drivers License which will be scanned. Drivers who do not have a current valid license will be refused entry by Wackenhut so please let your guests know in advance.

Our first ever **RESIDENT SAFETY & SECURITY TRAINING** on March 8th, 2006, was a smashing success. The meeting was attended by over 120 residents who heard great presentations from Karla Lenfesty of Hurricane House, Puddin Race of

the St. Lucie County Fire District, Deputy Hoffman of the Sheriff's Department, and Phil Huber of Wackenhut Corporation. There were exciting question and answer periods after each presentation, with most attendees staying well beyond the 9 P.M. close to continue their discussions.

We are planning another seminar devoted to Hurricane Preparedness and Emergency Management within the next month or two, so please keep an eye out for PORI's Email Blasts, and continue to check the website for this and other fast breaking events.

Just as a reminder...Please lock your doors and windows, and set your alarms when leaving home. Do not leave your garage doors

open, and report any suspicious persons or activities to 911 immediately, and then to Wackenhut. We are our first line of defense.

*Warren J. Sonne* Chairperson  
PORI Security Committee

### SECURITY CODES

A key factor in the improvements to our security procedures will be the use of a security code for each residence. If you have not already done so, please make a point of visiting Lang's office to collect your code number.

# Health Issues: More Significant than Tax Revenue?

## *Florida Power and Light Coal Plant Opposition Strategy*

Is the health of each individual in this community what is important?

History is propelled by decisions made to accommodate the present but with unforeseen consequences for the future. We were determined to keep the focus on 'the future!'

Therefore, quality health and quality of life were our focus. Health is for a life time. The coal-fired plant, with it's' tax revenue, was to be a depreciating asset over a period of years! However, damaged lungs, hearts, and brains, from air pollutants, are for a life time. The medical, emotional, and physical costs of these healthcare problems are indiscernible!

Much time and energy was focused upon the prevailing research in medicine and healthcare relative to the integration of the environmental connections to disease.

Recent scientific studies by researchers affiliated with the American Cancer Society, the Harvard School of Public Health and other top university research centers have made it possible for scientists working with EPA to predict how many premature deaths, heart attacks, and other illnesses are caused by power plant pollution. For example, in Florida, 155,908 lost work days, 29,000 asthma attacks, etc.

The U.S. Centers for Disease Control estimate that one in 12 U.S. babies (about 300,000 annually) are at risk of mercury-related brain damage which occurs as mercury in the mother's body crosses the placental barrier. The resulting loss of intelligence thus causes diminished productivity over the lifetime of these children.

Medical research also indicates that mercury exposure is associated with an increased risk of heart attacks in adults.

Coal-fired power plants are the only major source for which emissions are not declining. As a result they gen-

erate almost 100% of toxic mercury emissions. Nitrogen oxides contribute 92% emissions to ground-level ozone, or smog, and sulfur dioxide, the primary ingredient of deadly fine particle pollution at 97%. There, you have the direct connection to lung cancer, heart attacks, sudden infant death syndrome, asthma in children and adults, and shortened life spans.

A study conducted at UC Davis' California Regional Primate Research Center is shedding new light on the relationship between air pollution, common allergies, and asthma. This new research shows for the first time that occasional exposure to the air pollutant ozone can change how the lungs of young rhesus monkeys develop, and lead to a disease similar to childhood asthma in humans, which is the leading cause of morbidity among children and is the most cited reason for school absenteeism. This research center now contains the first real monkey model of human asthma. Never before has research been able to prove that assumed levels of ozone can change lung development. This is the first study to integrate studies of the immune response with anatomy. There were clear differences found in the immune systems of those monkeys with normal lungs and those exposed to the allergen. This study presented data suggesting that the changes caused by ozone pollution are long lasting, and maybe even permanent. Little has been proved scientifically about the long-term affects of air pollution; however short-term affects are well researched. Research on monkeys may open up the possibility of seeing the affects of pollution over a period of time, and therefore help people to understand that air pollution can cause long-lasting and expensive health problems.

In another study, that was conducted over a period of sixteen years, with 500,000 people in 116 American cities; medical researchers looked at

the relationship between long-term exposure to fine particulate air pollution, sulfur oxide, and all-cause lung cancer and cardiopulmonary mortality. This study found that long-term exposure to combustion-related fine particulate air pollution is an environmental risk factor for cardiopulmonary disease and lung cancer mortality. The importance of this study is that it represented the first time there has been research stating that there is a link between long-term exposure to particulate matter and lung cancer. The study showed that fine particulate matter and sulfur oxide were associated with all-cause lung cancer, and cardiopulmonary mortality.

One other study to bring to your attention, found that for every thousand pounds of environmentally released mercury, primarily from coal-fired plants; there was a 43% increase in the rate of special education services and a 61% increase in the rate of autism.

Discovery of these very significant research findings provided evidence that severe trouble would come to our community overtime, if we did not take smart action to prevent harm. Our strategy was to shift the burden of proof onto the source of the problem, Florida Power and Light; forcing this corporation into social responsibility.

No corporate entity and no political body should purposefully and knowingly pollute our air or water or exploit our health or environment.

We, the people, must keep a watchful eye and be willing to take the time and responsibility to care about each other, making sure that we have the protections necessary to have quality healthcare and quality of life!

*Dr. Bobbi Conti*

## WELCOME NEW MEMBERS AND THANKS TO THOSE MEMBERS WHO MADE A DIFFERENCE!

In this first Newsletter of 2006 we extend a special warm welcome to our new members of the PORI family.

To our existing members, as we look back over the immense achievements of the past two years, we take this opportunity to thank all of you in that multitude of volunteers who gave

your precious time and unsparing efforts, and without whom none of this would have been possible.

There is no way to list every one of you here. Some of you have received public acclaim; some have seen their names in print; many more have received but a few words of thanks and the warm glow that

comes from knowing that they have made a difference. And you have made a difference, a BIG difference. We remember all of you, and you have earned the gratitude of all your fellow residents. Thank you. Thank you. Thank you.

***PORI IS ITS PEOPLE!!!***

## FINANCIAL REVIEW COMMITTEE

Committee Chairman Deno Marino, CPA, reported to the Annual Meeting on the progress made by the Committee. After its initial reviews, the Committee had

questions for the POA Board in several areas. These were outlined in a letter that was sent that day to Mr. Davidson, President of the POA. The entire letter is too long for inclusion here, but

members wishing to see the detail may obtain a copy by e-mailing your request to:

**ppover@adelphia.net.**

## THE ISLAND CLUB

This was another "hot" topic at the Annual Meeting, particularly since the County Commissioners had taken a very hard line only seven days earlier. Here are Pamela Hammer's remarks to the Annual Meeting:

"One of our 2006 goals is to support the fulfillment of all of the Developer's commitments to the community. One of these is the Island Club, and we have this as a separate item on the agenda because of the scale of the project, and because of the recent publicity surrounding the issue.

The history of this issue started in 2002, when Kolter first advertised the project, and asked for residents' suggestions. Then in 2004, the Master Association Budget for the last quarter of 2005 showed operating costs for the Club.

It was not until 2005 that Kolter made application for permits to the Board of County Commissioners. At that time, one Commissioner ex-

pressed concerns about the location of the Club, and Fire Chief Jay Sizemore asked the Commissioners to withhold approval, because of the developer's failure to contribute land for a fire station.

Since then there has been growing concern about breaches of the Development Order, and the result has been a continuing hold on all approvals.

Last week the Commissioners unanimously approved the staff report finding Kolter in non-compliance, but agreed to review fresh Kolter proposals in thirty days.

We hope that in the three weeks now remaining, the Developer will be able to satisfy the Board of County Commissioners, and be able to move ahead with construction."

**Note: The Public Hearing scheduled for March 21, 2006 has been canceled. Please see the following**

**press release from County staff:**  
Fort Pierce - March 17, 2006 - The St. Lucie County Growth Management Department announced that The Reserve Island Club and DRI public hearing, originally scheduled for Tuesday, March 21, will be postponed. At the February 21st Board of County Commissioners meeting, the developer of The Reserve, Kolter Properties, was given 30 days to present a compliance plan to the Board. To date, the developer has not presented the plan to staff. Therefore, staff is unable to review the plan and make recommendations to the Board. Notification will be sent out when The Reserve Island Club and DRI public hearing is rescheduled.

For more information, call the St. Lucie County Growth Management Department at (772) 462-2822.

Linette Trabulsy  
Public Information Officer  
St. Lucie County

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*We're on the Web!*  
*[www.pori.info](http://www.pori.info)*

*Recently in Port St. Lucie, a woman walking along the road with her child was hit and killed. While there are many, many circumstances around that incident, one thing was clear. The woman was walking in the WRONG direction on the roadway. Perhaps, if she was walking facing traffic, she would have seen the vehicle and had time to jump out of the way. The reason we bring this to your attention, is the insistence of some of our residents in walking with traffic instead of facing it. When you are wearing headphones and NOT facing traffic, you are taking unnecessary chances. We have many, many residents and non-residents driving our streets, and not obeying the traffic speed limits. Protect yourself, and walk FACING traffic.*

REMINDER:

*PLEASE ABIDE BY THE  
RULES OF THE ROAD.*

WALKERS SHOULD WALK  
FACING TRAFFIC



BIKERS SHOULD RIDE  
WITH TRAFFIC