

# PORI NEWS

## PRESIDENT'S MESSAGE

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Dear Members of PORI,

We would like to thank Jim and Sabine Lamar for all of their contributions and leadership in our organization. We wish them the very best in their new home and adventures.

With Jim's resignation from the PORI board, we have one seat open. If you would consider filling out Jim's term for the rest of 05 and 06 please call me at 466-6926 so we can discuss the responsibilities.

I thought after last year, that we would have a pretty calm, non-controversial year in 2005 and have a chance to relax and regroup. But it seems like issue after issue confronts us on a daily basis.

You will find updates throughout this newsletter on Dreams Park, the Amendments to the Master documents that Kolter passed, the proposed FPL coal burning plant, the Financial Review Committee, and the Island Club.

Many of you have volunteered to help with various committees and projects. If everyone does a little, no one will have to be overextended.

The PORI Board meets the third Wednesday of every month at the Lang office. These meetings begin at 9:00 A.M. Any member is welcome to attend. If we begin to have a large crowd, we will relocate to a larger facility. Each quarter the PORI board schedules a meeting with all of

the neighborhood presidents in an attempt to keep communication flowing and to receive comments and input from the community. Please feel free to call your PORI board or neighborhood reps if you have any questions. The next three meetings will be Wednesday, June 1, Wednesday, September 14, and Wednesday, December 7, 2005. We try to meet the first Wednesday of each quarter, but as you will note, we had to reschedule in September due to a conflict with the room.

We look forward to a positive and productive year for our community.

Sincerely,  
Pamela Hammer  
PORI President

## MEMBERSHIP

PORI's memberships now represent over 800 properties. This is fantastic but we can't become complacent. There have been many issues that made clear the need for an independent organization, not controlled by the developer, which is dedicated to representing the interest of the property owners. PGA Village's Property Owners' Association is still under the control of the developer, Kolter Property Company. It is necessary

for the PGA Village/Reserve to be prepared when the community is turned over. This was one of the reasons PORI was formed.

We need to increase the membership so that PORI can continue to provide the support necessary for all the residents of PGA Village/Reserve. Issues facing our neighborhood in 2005 are:

Representation on the  
Master Property Owner's

Association Board  
(controlled by Kolter)  
Dreams Park South  
The Island Club

*Continued on page 4*



## PORI Contacts

### Officers:

#### President

Pam Hammer - 466-6926  
pamhammerfl@aol.com

#### Vice-President

Bob Simons - 467-0232  
bobsdeuce@aol.com

#### Treasurer

Bob Hansen – 466-4672  
RTHansen@bellsouth.net

#### Secretary

Dr. Bobbie Conti -772-465-3931  
misqueetoo@aol.com  
772-465-3931

### Directors:

Jane Bachelor - 464-5651  
Lighthourseharrylee2001@yahoo.com

Peter Pover—772-579-7761  
ppover@adelphia.net

Lin Eshleman – 429-0808  
lhemse@juno.com

Warren Sonne—772-466-7006  
warrens@i-2000.com

### Editor

June Black-Vincente- 595-3422  
realtorlady@bellsouth.net

### Mailing Address:

P.O. Box 880074  
Port St. Lucie, FL 34988-0074

## County Commissioners

**Chairperson: Frannie Hutchinson**

liz@co.st-lucie.fl.us

**Vice Chairperson: Doug Coward**

cowardd@co.st-lucie.fl.us

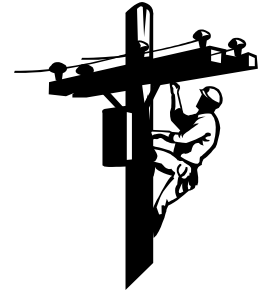
**Paula Lewis** feltonb@co.st-lucie.fl.us

**Chris Craft** ODonnelE@co.st-lucie.fl.us

**Joe Smith** Joe\_Smith@co.st-lucie.fl.us

## REPORTING ELECTRIC POWER PROBLEMS

### Outage, Surge, Momentary



State of Florida Public Service Commission  
Contact Write, call or e-mail

**Division of Regulatory  
Compliance and Consumer Assistance**

**Daniel M. Hoppe, Director**

**(850) 413-6480 Toll Call**

**1-800-342-3552** You will need to sit through the options and wait until you are asked are you dialing from a rotary phone? and then hold in order to reach a live person

**e-mail dhoppe@psc.state.fl.us**

Florida Power and Light Company

Contact Call

**1-800-468-8243** Choices – if it is about a business account press 8, to report a power outage or check the status of an existing outage press 1, to report a wire down press 2  
**To reach a live person select “to report a wire down press 2” press “2”** When a person answers be sure to listen for and record their name. You will be asked to give your address, if you are currently without power, if you are in a gated community to determine whether FPL employees can access the property, if there is a dog at your address etc. **Be sure to obtain and record the name of the person that you spoke with. If you did not get it when they answered ask for their name. Also request, their four digit extension**

We request that you gather this information on a monthly basis then turn it over to a PORI board member. We would like to send all of the data collected to Senator Ken Pruitt

## MEETINGS TIMES & LOCATIONS

A number of members volunteered to attend either the city or county meetings. The St. Lucie County Commissioners meet every Tuesday. On the first and third Tuesday the meeting begins at 6:00 P.M. The second and fourth Tuesday the meeting begins at 9:00 A.M. All meetings take place at the commission headquarters on Virginia Avenue.

The regular City Council meetings occur on the second and fourth Monday of each month at 7:00 P.M. in council chambers at City Hall on Airoso Boulevard.

## TRASH/YARD WASTE RECYCLABLES

**TUESDAY:** Trash and recyclables  
Garbage must be containerized.  
Use 32 gal containers or bags  
weighing no more than 50 pounds each.

**WEDNESDAY:** Yard Waste  
(Vegetative Debris)

No more than 4 feet long

50 pound weight limit

Loose items must be containerized  
in a PAPER yard waste bag or a  
trash can.

**FRIDAY:** Trash only

Please do not put your materials out more than 24 hours before pickup. For safety reasons please keep vegetative waste off the streets

## WHAT PRICE PROGRESS?

### OUR WILD LIFE OR DREAMS PARK SOUTH?

Do you remember when we had to dodge deer at night on Reserve Boulevard —or the occasional report of wild boar--- or the cockaded woodpeckers that nested along the eighth fairway of the Legacy?

Now, we're hoping to save a small area where these animals can find food, water, shelter and cover. In the past year there have been documented sightings of Bobcats, Gopher tortoise (species of concern), Bald Eagles, Otter and Panthers with young (endangered species). With the massive construction there is very little natural habitat left for these animals.

The Florida Fish and Wildlife Officer I've dealt with told me he had only seen two true Florida Panthers in his career. Panthers have been brought in from Texas in order to study their habitat, movements, range, food sources and eating habits etc. These panthers have been sterilized to prevent cross

breeding with the Florida Panther. Therefore, the Panther with young, seen on the fifteenth hole of the Legacy are true Florida Panthers. I personally saw one crossing Com-

*“Do you remember  
when we had to dodge  
deer at night on  
Reserve  
Boulevard?”*

Panthers have also been seen behind the fourth green of The Legacy (before the construction) and in early morning on Legends Boulevard near the Laurels.

merce Center Parkway going towards the area we would like to see protected and preserved. This is the area of discussion for Dreams Park South Construction.

This project will also impact many other aspects of our lives. There are other venues where this and other recreational projects can be built

THERE IS NO WHERE ELSE FOR THE ANIMALS TO GO!

*Joyce deVries*

#### **DREAMS PARK UPDATE**

At their March 9 meeting the County Commissioners reaffirmed their position that the land referred to as “Dreams Park” in our community must be donated to the County and then leased to Mr. Presutti’s company. The city of Port Saint Lucie is looking for another site. We will keep you informed via the web site. We will keep you informed via

## AUDIT COMMITTEE

At the annual meeting on January 27th Deno Marino introduced himself as the Chairman of the Financial Review Committee which includes Lisa Benson CPA, Richard Leone CPA, and John Nicholas. John Nicholas is past President of PORI and has a wealth of knowledge regarding past efforts in getting financial information from PGA Village POA Board.

Mr. Marino then provided the status of the committee's efforts to review the PGA's Property Owners Association financial books and records. He stated that the committee has made four attempts at getting the financial information as permitted to property owners under Florida Statute 720.303. As a last resort PORI's attorney, on Jan 26, 2005, has made a final demand that the committee be provided access to the Asso-

ciation's official records in the presence of a State Mediator. The request includes financial information for the years 2004, 2003 and 2002.

Mr. Marino emphasized that since PGA's POA has never released the financial statements for the calendar years 2002 or 2003 there is a strong indication that there must be some serious problems between the POA's Board of Directors and their accountants. He specifically used the term accountant's rather than CPA's since by previous law the accountants were only required to review the financial information but not provide a full audit.

Since Florida law was changed last year the CPA firm will now have to provide a full audit which is a much

higher requirement of the CPA and one which may cause some problems regarding presentation for both the POA's Board and the accounting firm based on past transactions.

As of this date PGA's POA Board of Directors has continued to "stonewall" PORI's committee and attorney's demand for information, which is not in compliance with Florida law.

Mr. Marino said the Financial Review Committee would work together with our attorney and let us know if and when the POA's Board complies with the law. If there is no compliance within a timely manner then the next step will be to bring the formal demand before a Florida court or enter into some form of arbitration.

We will keep you posted regarding this important topic.

# HAPPENINGS

Greenbrier started off the New Year with a champagne reception and dinner at the Legacy

**The Annual Meeting of the Greenbrier Association will be held on Thursday, March 31, 2005 at 5:30 PM in the Wanamaker Room at the PGA Golf Club.**

On July 2, 2005 St. Lucie County will celebrate it's 100 year anniversary. Stan Silver, 466-1000, has volunteered to chair the committee to represent PORI. Anyone interested in working with him should call asap.

*(Any news pertaining to events at PGA Village may be published in the next Newsletter. Contact Editor: June Black-Vincente)*

# NEW MANAGER HIRED BY KOLTER

President Pam Hammer lost no time in setting up a meeting with the new manager, Roy Davidson.

- Roy Davidson has been hired by Kolter for PGA Village and Montage and will be working with Lang and with the PORI organization.
- Approval was given to locate a mailbox drop box at the East gate in order to provide additional safety for the residents. Horace Webb of Sabal Creek was instrumental in bringing this project together. If it works out without a problem, then we will do the same thing at the Champions Way gate.
- Amendment #9: Local associations collecting the fees for the master association has been put on hold. Further discussions will continue to take place, but everything is status quo at this time.

▪ We continue to press for turnover of the Master Association. We have requested a list of the dates, times, and locations of all Master Association Board of Directors meetings.

▪ We discussed the possibility of another exit at the back of the Reserve, and the access code violations that Castle Pines is experiencing. We asked for the related costs to be prepared and will present this information at the next Presidents/Rep meeting.

▪ We have been assured that our water plant is in good condition and has a regular maintenance program.

▪ A system for using uniform open house signs is being developed.

# ISLAND CLUB

The PORI board has deliberately taken NO POSITION on the Island Club. There are so many differences of opinion among the community that we felt it was best to allow each individual resident/owner/board member to express their support or opposition.

The County Commissioners must approve the location of the Island Club and the site plan.

Action was postponed on March 1 and rescheduled for March 15. John Csapo,

*“There are so many differences of opinion among the community...”*

President of Kolter operations has in-

formed us that Kolter will be asking for a continuance of the hearing scheduled for March 15 and will be requesting the topic be placed on the County agenda for April 19.

There will be an opportunity for anyone who wishes to speak in support or opposition of the Island Club and/or its location at either meeting.

. . . . .

# MEMBERSHIP (continued from page 1)

- Review of the use of funds in 2002, 2003, and 2004 Master Homeowners' Association (controlled by Kolter)
- A new Traffic/Safety Rule Enforcement Program
- FPL Coal Burning Plant

I would like to have a person in each village to maintain and increase membership

and to contact new residents. Many villages have representatives but we need to complete the roster. There are several new villages whose residents will need to be made aware of the work being done on their behalf by PORI. Currently, we have two villages that have 100% participation, Callaway Place and Reserve Plantation. To expand this would be terrific.

If you have any questions about PORI and membership, please call me. If any of your neighbors or friends would like to join, have him/her send a check for \$40.00 to PORI, PO Box 880074, Port St. Lucie, FL 34986.

Judy Stoll  
E-mail: jcavstol@att.net  
Membership Chairperson  
772 464 4348

## HEARING COMMITTEE

A Hearing Committee was established eight months ago to review citations issued to residents, guests and vendors who have violated the traffic regulations or the rules contained in the General Covenants and Restrictions.

We ask that you remind your guests and vendors that these regulations and rules exist and that they will be strictly enforced.

## NEW WEBSITE AND E-MAIL PROCEDURE

Our web site address, **www.pori.info** will stay the same, but we are attempting to make it more “user friendly” for those of us who are not computer experts. You will see a number of changes soon.

One of the most important changes is how we will handle mass e-mails in the future. Everyone on the present e-mail list will receive one e-mail asking them if they want to

continue receiving PORI e-mail updates. If so, you must fill out the form and return it. (link will be provided). If that authorization is not received, you will be dropped from the list. For anyone who is not presently on the list you will be able to sign up via the **www.pori.info** web site.

*Please be sure to take the time to register, before the next hurricane season. We need someone with a digital camera who will be able to take pictures to post on the site.*

## FPL PROPOSED COAL PLANT

FPL has announced that the company plans to complete by 2011-2012 a coal-operated plant in the Bluefield area. Company spokes-woman, Kathy Scott, said that this is to be a plant with 21<sup>st</sup> century proven technology with all the best equipment.

The plant is a response to the rapidly growing population and the need for long-term planning to keep up with the

increasing demands for energy.

State utility regulators are urging FPL to add coal to its mix of energy sources. Presently, coal makes up 6% of FPL's power sources.

PORI will continue to monitor and research the issue and be a party to the group meeting with FPL.

*Bobbie Conti (PORI Source person)*

## PIGGY-BACKING

No, this is not a game!

Individuals without transponders are “piggy backing” cars coming through our resident gates. Their entrance is not being recorded and we don't know who they are. Some communities have found this is how very clever criminals are entering their communities. So please, go slowly through the gates, and make sure the gate closes behind you. We want to keep our community as safe as

## SUB-ASSOCIATION REPRESENTATIVES

Callaway Place:	John Kernan	jwkernan@msn.com	595-9013
Castle Pines	Jack Pantano	pantaja@adelphia.net	465-2088
Clubside	Owen Chastain	owen@thechastains.net	489-0954
Cypress Point	Harold Weitzel	hweitzel@bellsouth.net	429-2411
Enclave	Grace Bennington	rgmb@aol.com	489-4200
Fairway Landings	Janet Deering	JDEER40@aol.com	466-6844
Greenbrier	Maureen Papp	pappm@bellsouth.net	461-5186
Hawks View	Marty Hayes	martin.r.hayes@gte.net	489-2969
Laurels	John P.Nichols	jpnichols@homeritemortgage.com	465-9762
Kingsmill	Bill Cannell	billcannell@msn.com	468-7253
Marsh Landing	Mike Azzone		465-7434
Muirfield	Dave Cullen	cullenassociates@yahoo.com	460-574
Mystic Pines	Robert Simons	Bobsduece@aol.com	467-0232
Oak Hill	Rich Lubelski	lbi2pga@earthlink.net	460-9008
Pine Creek Way	Peter Potoski	jpotoski@ameritech.net	460-8527
Pine Valley Golf Villas	Nick Pepe	npepe@adelphia.net	528-6021
Pinehurst	Hank Maloney	hcmaloney@adelphia.net	468-9001
Plantation	Stan Silver	stanhm@silverpga.com	466-1000
Reserve Creek	Mike Sterling	mbsterling@adelphia.net	467-1701
Reserve Golf Villas	June Heck	June.heck@worldnet.att.net	468-3165
Sabal Creek	Horace/Webb	Hsw123@aol.com	467-1711
	John/Caryl Pearson	John_r_pearson@msn.com	595-5498
Spyglass	John Diegidio	Jrd6@aol.com	595-9652
	Sue Furman	sfurman@adelphia.net	429-2349
The Pines	Dave Hauger	davidhauger@msn.com	465-0684
Torrey Pines	Peter Pover	ppover@adelphia.net	579-7761
Willow Pines East	Ben Kirman	business7007@adelphia.net	467-6574

The Property Owners of the Reserve, Inc.  
P.O. Box 880074  
Port St. Lucie, FL 34988-0074

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



PLEASE ABIDE BY THE  
RULES OF THE ROAD.

WALKERS SHOULD WALK  
FACING TRAFFIC.

BIKERS SHOULD RIDE  
WITH TRAFFIC.

