

FALL 2005

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# PORI NEWS

## LETTER FROM THE PRESIDENT

Dear Members,

Fortunately (weather wise) it has been a fairly quiet summer for those of us who are full time residents. I know our hearts and prayers go out to those who were impacted by hurricanes Katrina and Rita. Many of our residents are assisting their churches and organizations with relief efforts. All of the PORI Committees are working diligently on their various tasks. Please take the time to read each of their reports in this newsletter. It contains a wealth of information. Our membership has swelled beyond 1000 paid members. However this represents over 1100 properties due to the duplicate ownership that many of you have in our community. The PORI number one priority continues to be the

turnover of the Master Association, controlled by Kolter, to the residents who live in PGA Village. Many of the neighborhoods are presently in the turnover process.

There continue to be concerns about the security in our community. A number of vendors and individuals are entering the gates with no record of their identity. The equipment still is not in place to record the driver licenses. If you see any suspicious activities please report them to the security gates. This leads to the issue of "piggy-backing". If we as residents allow someone to follow us through the resident entrance without the arm going down behind us, we are asking for unregistered individuals to roam our community. I recently received an email from an owner who received a notice from a Real Estate Agent from West Palm who had "walked around his home, noticed that he wasn't living there"

and solicited a listing of the property. This is such a large community, that the residents must also do their part to protect our security. It is much better to err on the side of caution. We will soon be welcoming back our many seasonal residents. As the community grows it is essential that we all obey the speed and stop sign regulations and review the "rules" of our community. Sincerely,

Pamela Hammer,

President, Property  
Owners of the Reserve

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

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## DID YOU KNOW?

Due to the efforts of PORI, in four months the end of Champions Way will be permanently closed except for emergency vehicles. Kolter planned to connect us to their



project to the South which had the potential for 60,000 vehicles passing the driveways of the owners on Champions Way and King-smill every single day

## OVERSIGHT COMMITTEE FOR THE FP&L COAL FIRED PLANT

After nine months of intense volunteer daily work, the efforts of our five member committee and a subcommittee of four volunteers celebrated an 'outstanding' and very positive outcome!

The Board of County Commissioners, after an intense 'public hearing,' that was nearly twelve hours in length, voted five to zero, to OPPOSE the approval of the FP&L coal plant.

The efforts of the PORI committee focused upon verified scientific and medical research in constructing the legitimate arguments for both "for" and "against." The resulting months of research and collaboration with national and state wide experts, supported the culminating decision to 'be in opposition.' This position, in writing, was presented to the PORI board. It was approved as the 'position' for PORI.

The committee expanded its' focus to the entire county, focusing upon educating the grass roots, other POA organizations, and meeting individuals face to face while walking many of the sidewalks throughout the county.

Hours of collaboration with national and state level experts, resulted in their presence and testimony at both

the 'public hearings' before the Planning and Zoning Council and the County Board of Commissioners.

Our own community experts were discovered and gave much time and talent to the efforts of the committee. We especially want to thank Ray Crossman and Horace Webb for their critical critique and dialogue provided to us and to the Board of County Commissioners.

The membership of the Property Owners of the Reserve, Inc., could not have had a more gracious group of individuals for this committee. Their hundreds of volunteer hours and commitment should not go unrecognized. Please send thanks to [dmwarns@aol.com](mailto:dmwarns@aol.com) (Doug and Madeline Warns), [Business7007@adelphia.net](mailto:Business7007@adelphia.net) (Ben Kirman), [Billhammerfl@aol.com](mailto:Billhammerfl@aol.com) (Bill Hammer), [joycedevries@bellsouth.net](mailto:joycedevries@bellsouth.net) (Joyce Devries), [pwilliams@Ftpierceeng.com](mailto:pwilliams@Ftpierceeng.com) (Paul Williams) and [bobsdeuce@aol.com](mailto:bobsdeuce@aol.com) (Bob Simon). The spouses of Ben, Bob, and Bill should also receive much applause as should the "worker bees" of the subcommittee; Judy Compagnola, Vicky Haley, and Sue Breslaw.

This committee has been retired with an abundance of gratefulness!

Dr. Bobbie Conti, Chairperson

# SECURITY REPORT

From the day that they started Wackenhut has made an impression. The long lines at the visitors gates were a testament to the fact that the policy of checking identifications was finally being enforced. Since that day lines have been getting shorter as residents who had not previously used transponders purchased them from Lang, and the process of educating contractors and vendors to use the West gate began.

This is not to say that there have not been a few bumps along the way, but the difference between the former and current security companies could not be clearer. More improvements are on the way! Wackenhut's computerized access system is expected to go online in January, and will include among other things: a call in number for residents to use to authorize the entry of their guests; video cameras to record the drivers and the license plates; directions to residents homes; special needs/medical, etc.

The POA has authorized the installation of a two-gate system for the resident gates that will eliminate the practice of piggy-backing through the gate. Once installed, your transponder will open the first gate arm and you

*“the difference between the former and current security companies could not be clearer”*

will proceed to the second arm which will not open until the first arm closes behind your vehicle. Wackenhut will also be using a Smart Cart to display

the speed that a vehicle is traveling to their drivers and will also record the speed on a computer so that speeding patterns can be recognized and addressed.

We urge all of our residents to obey the speed limits within our community. The difference between traveling 29 mph rather than 55 mph from one end of Reserve Blvd from the West to the East gate is a matter of seconds. Wackenhut vehicles are equipped with radar and the POA has instructed them to enforce the traffic regulations!

Lang management will be sending a questionnaire to each homeowner so the information can be used to update the gate access system. Please fill it out and return it as quickly as possible.

Thank you from the PORI Security Committee.

*Warren J. Sonne*

# FINANCIAL REVIEW REPORT

The Financial Review Committee met to discuss questions regarding the financial statements for the years 2002 through 2004 which were received this year. We could not perform a review without the audited 2004 financial statement which was the last financial information PGA's Board released on July 18; as you are aware from the letter you received on June 27, 2005.

From a review of just the financial statements and the budgets, the committee had many concerns. As of this date we do not yet have answers to all our questions. When this phase of our review is completed you will be made aware of our findings. However, the committee at its meeting did identify three apparent problems that we communicated by my letter of September 12 to the Board of the PGA Village POA. First the committee requests that the annual budget to be reformatted so that each line item on the budget agrees with the line items appearing on the audited annual financial statements. It has been virtually impossible to compare many of the budget line items to the actual amounts shown in the audited financial statements. The developer has addressed some of this concern by providing the 2006 budget in a more complete format by including three additional columns: the first providing the 2004 actual amounts, (even though the audited financial statements vary from this format) the second column provides the budget for the current year, third is the year to date actual amounts received and spent for the current year 2005 and finally the budget for the coming year 2006. This is a good beginning but it still does not address how the final adjustments made by the CPA impact the 2004 financial statements that were prepared at year end. It differs from what was presented with the 2006 budget (Draft IV) which was approved by the PGA Village POA's Board on November 21, 2005. Unfortunately, I was not able to be present at that meeting to address some outstanding concerns but our Board was available to answer questions from other homeowners. This is a positive precedent that had never been done prior to this meeting. The only item remaining is for the Board to either send a copy of the approved budget to all homeowners or send notice that copies may be picked up free of charge, at a convenient location. This is required by Florida law.

The second item requested from the Board was to include an additional schedule of budget figures versus actual income and expenses incurred for the year. This schedule would be included with the year end audited financial statements. We as homeowners paying for this service should be able to know how our estimated budget figures compare to the income and expenses actually incurred for the year. This is certainly a simple schedule for the CPA's to prepare especially if the budget is reformatted as we requested in item one.

Finally, the committee suggested that a copy of the audited annual financial report be mailed to each member of the homeowners association just as the Board currently does with its annual budget in November or December of each year. Florida law requires the Board to **either** mail the year end audited financial statements to each homeowner **or** provide a written notice that a copy of the financial report is available upon request at no charge to each member. Why the developer mails the budget to every homeowner every year but does not do the same with the year end financial statements is a mystery. It certainly makes it impossible for the homeowners to know how their money was spent and in the amounts the Board intended in the budget. There was some discussion that the homeowners may not care enough to want to receive this information. If that is the case this committee may be wasting its time.

Mr. Roy Davidson, Chairman of the PGA Village Board has been communicating regarding these suggestions and has promised to work with our committee to correct any valid concerns or problems we have. We appreciate his cooperation and look forward to a truly transparent and forthright understanding of not only how our homeowners assessments are being spent but if the revenues collected from us are consistent with the appropriate expenses incurred.

As always, you will continue to be apprised of our progress.

# ALERT!

Forced entry occurred earlier this month at a home on Pine Creek Way. Numerous items were removed. Please be on alert for a suspicious looking blue vehicle with two black males. They have been reported as posing as contractors. If you are not expecting a contractor, and one comes to your home please call security immediately 489-2583.

Do not confront them in any way. Reports of door to door so-

licitation have occurred during the past month, but no one has been able to get a tag number or a clear identification of the car.

Please use your security systems, even when you are home, and especially during the day which is when this situation occurred.

Watch behind you when you enter through the gates with your transponder. Make sure the arm closes after you. Piggy backing

on your vehicle is one way unauthorized vehicles can gain entry.

We will update you as often as information becomes available.

Please pass this information along to all of your friends and neighbors because not everyone has signed up for the PORI email blasts.

*Pamela Hammer, President,*

**The Property Owners of the Reserve, Inc.**  
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### **ISLAND CLUB**

The next hearing before the County Commissioners is scheduled for Tuesday, October 11th at 6:00PM at the Commissioner Chambers on Virginia Avenue in Fort Pierce.

### **DREAMS PARK SOUTH**

The latest information that we have received from County officials is that the proposed park will NOT be located within the Reserve Development of Regional Impact