



PLANTATION ACRES HOMEOWNERS ASSOCIATION

PO Box 450718, Sunrise, FL 33345-0718

President@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

Monthly Membership Meeting Minutes

April 20th, 2021

7:00 PM EST – Virtual Zoom

Board Members

Present (9): Donna McCormack; Ed (Doc) Szerlip; Jennifer Fain; Seth Follansbee; Adam Fractenberg; Richard Gendler; Patrick Peck; Sheila Rockley; Michael Roth

Absent (4): Mark Cameron; Jesse Varnell, Renee Feller, Garry Kravit

Quorum present? Yes

There were more than 67 members connected to the meeting via Zoom.

1. The meeting was called to order by Donna McCormack at 7:00pm.
2. The Pledge of Allegiance was led by Ed Szerlip.
3. Neighborhood Watch update was led by Donna McCormack.

Crime/Police Update March 16, 2021 to April 20, 2021

<u>CRIME TYPE</u>	<u>Mar 16, 2021 to Apr 20, 2021</u>	<u>Key</u>	<u>Unlock</u>	<u>SM</u>
Burglary	1	0	0	0
Burglary Conveyance	8	0	5	3
Auto Theft	1	1	0	0
Own Operate Assisted Living	1	0	0	0
TOTAL	11			

- The burglary was residential. A rear window was broken and the master bedroom was the only room targeted.
- Four of the vehicle burglaries were at Volunteer Park. One of the vehicles was unlocked. One arrest was made in one of the incidents. The other two had the windows smashed; one of these had property in plain view.
- Three lawn trailers were burglarized, and an arrest was made in one of the incidents.
- One vehicle burglary occurred at a home. The vehicle was unlocked and a key fob was stolen and used to steal another vehicle at the home.
- An accusation of Operating an Assisted Living Facility without a license is currently being investigated.

Traffic Citation Recap March 16, 2021 to April 20, 2021 6 Traffic Citations were issued



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Acres Community Service Project Update

Our local youth (24 Students Community Service Squad) have been earning Community Service hours by conducting a Safety and Awareness Neighborhood Watch project. Of the 2000 plus PA residences, the squad has surveyed approximately 1600 locations with packets mailed to others. The survey is now complete, and the reports consolidated to be provided to FPL for the 40 street lights out and both FPL and the cable companies will be notified of the 216 locations that need tree branch clearing. 14 of the 24 students have also participated in the park cleanups or community awareness photo contests.

4. Community Outreach was led by Donna McCormack and Sheila Rockley.

Love Our Acres Update: Sheila reminded everyone of the photo contest due to complete on 4/30/2021

Charity Updates: Donna thanked everyone for their continued support of our local adopted charities - Saving Sage Animal Rescue and Hope South Florida. Our Community Service Squad will be launching a clothing and supply drive for both charities.

PAHA Scholarship: Donna (for Garry) noted the deadline for submissions was at the conclusion of the meeting.

5. Membership Update: Donna (for Jesse) Please remember to either renew or join PAHA for the 2021 year by checking out PAHA's new website; www.pahaf1.org for only \$45.00. We greatly appreciate your membership and becoming involved in PAHA community issues and projects. We thank you if you are already a supporting member.

6. Real estate Corner: PJ reported that there are currently 14 active listings (ranging from a high of \$4.4M to a low of \$600K). There are 22 closed sales, with an additional 14 active contracts that haven't closed yet. There are 10 pending sales. The most recent sale was for \$2.2M.

7. Guest Speaker Robert Stiegele, Jr. TDon Development: Donna introduced Mr. Stiegele, Jr. of TDon Development. Mr. Stiegele briefing included the following highlights:

- Explained PA zoning by illustrating the zoning adjacent to North and Central Acres Park. He then explained in detail the zoning adjacent in and around the Reflections project recommending that it required transitional zoning (3.3 units per acre versus the current RS-1EP).
- Reduced the number of homes along 4th street from 10 to 5; thereby reducing the overall homes from 42 to 37 for the project.
- Explained the new property set-backs by comparing the proposed development to the original RS-1EP sited homes.
- Addressed screening of existing homes (e.g., Mr. Alpurva home) to ensure privacy.
- Described how drainage and septic would be constructed.
- Stated that the original sales prices would increase from \$600k-\$800K to \$800K to \$1M.
- Addressed the various questions put forward by PAHA which included parking, traffic, waterways, fence height, HOA, city required bonds, and completion timeframe (24 months).



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The briefing then shifted to a series of questions from PAHA members to Mr. Stiegele. These included how the Reflections project benefited the acres, weight of concerns placed by adjacent property owners, fence height, sewage station location, HOA, zoning understanding at time of property purchase, noise traffic study, common area, how homes would be sold, why this property is different than other PA locations, flooding impact to 5th street, why can't 5 homes on 4th street face the street, availability of landscape plan, etc.

The last portion of the meeting was open to comments from all PAHA members. In summary there were several members who stated they did not support the new development as proposed. It was also noted that no one stated that they supported the development as proposed.

Please note that for the proposed TDON project to move forward, they must go before the City Council and/or the Planning and Zoning Board again for approval. We will keep residents apprised of all dates and times for this and any issue affecting our Plantation Acres community. Those governmental meetings will be the time for our residents to attend and make their feelings known, for or against, to our legislative representatives. The Board will review the information from tonight's meeting to determine potential next steps. Meanwhile please take a moment and email ask@pahaf1.org to provide your updated contact information so we can continue to keep you informed of future updates. And if you have not joined PAHA for the 2021 year, please consider joining us and becoming involved in community issues and projects. You can do so while checking out PAHA's new website; www.pahaf1.org for only \$45.00 annually.

8. New Business: There was no new business. Next meeting is May 18th at 7pm.

9. The meeting was adjourned at 10:05pm

Meeting Minutes Prepared By: Patrick Peck and Garry Kravit, Board Member

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