



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 19, 2022
7:00 PM – Virtual Zoom

Board Members

Present:

Jennifer Fain (Acting President)
Donna McCormack (President)
Seth Follansbee
Adam Fractenberg
Garry Kravit
Michael Roth
Ed (Doc) Szerlip
Jesse Varnell

Heather Seaman (Volunteer Scribe)

Absent:

Richard Gendler
Mark Cameron

Total in Attendance - 32

Welcome/ Meeting Call to Order - 7:13 PM Jenn Fain

Pledge of Allegiance - Ed (Doc) Szerlip

Approval of March 15 Meeting Minutes - No Objections – Unanimous

Opening Comments: - Jenn Fain

- All past meetings, agendas and minutes are stored and available for view on the PAHA website.
- Recognized the Board and their roles.
- Recognized the Rockstars (Volunteer Community Outreach Committee).
- If anyone is interested in getting more involved in PAHA contact a Board Member.

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Guest Speaker – Teresa Smith (North Acres Park Presentation)

- North Acres Park was on the Bond Meeting agenda on March 30. Teresa sent a presentation to Plantation City Council Board members prior to this meeting addressing a concern that the park has been neglected. The slides addressed the dying and neglected trees, the need to mow the park, and the issue with mulch dumping. She asked for clarification on choice of landscaping/ trees, on what was meant by a “low perimeter fence”, and she suggested enlarging the playground.
- At the bond meeting the Plantation City Council voted in favor, and Jason Nunemaker stated that the park was ready to go for bid and that there were no issues presented that could not be met.
- The park will include the entire 15 acres. It will be a passive park with a pond which will help with water mitigation, as well as walking paths, and a playground. The budget is limited and includes reinstating what the Bond passed, plus they are applying for additional grant money.
- There will be a ‘Walk in the Park’ scheduled in the near future. The Mayor, other City Council members, PAHA members, and nearby neighbors in the area will be invited to discuss concerns and provide suggestions.
- Questions, concerns, suggestions can also be emailed to Teresa at save.northacrespark@gmail.com.
- The park needs to happen before November 2022.
- Everyone is encouraged to attend City Council Meetings.

Updates on Meetings in Plantation

PAID Meeting (March 24) – Doc (Ed) Szerlip

- All metal railings and guards for and around the canals are solely installed and maintained by the city.
- Trash and tree trimmings and FPL poles in the swales can, in some cases, cause an impediment to the water flows. This is involved legally between FPL, the City of Plantation and Plantation Acres. The attorneys are looking into it with FPL to pick out the ones that are really causing the problem.
- PAID maintains 10 miles of canals, especially on the banks, and staff works mainly on the banks to keep them in good shape.
- Property behind the PAID building has been in limbo for years and PAID is trying to secure this property. Securing it will give PAID the opportunity for more storage space.

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- PAHA has been very instrumental in making PAID more aware of residents' concerns. All calls regarding concerns are logged and recorded for issues. PAID is slowly making improvements in working with the residents.
- PAID office opens at 6:30 AM and closes at 3:00 PM.
- Michael Roth asked about the PAID members that are up for election in November. There are three members up for reelection – Doc Szerlip, Louis Flanigan and Steven Nieset. Michael said it would be good to get PAHA minded people involved and encouraged anyone interested to run for a position.

Plantation City Council Meeting (March 30) – Heather Seaman

- There were ten Quasi-Judicial items and none were in Plantation Acres.
- Three were tabled until April 13. They were in reference to Arkham Apartments, located at 4281 Peters Road. Eight one-bedroom apartments in a three-story building were proposed involving waivers, plat approvals and landscape waivers, site plan, elevation and landscape plans.
- Three referenced Plantation Shell Circle K at 501 N. State Road 7. Requested conditional use approval, zoning and landscape waivers, and site plan, elevation and landscape plan approval. They were all approved.
- A request to approve a sign special exception for La Bamba Mexican Restaurant at 10169 W. Sunrise Blvd passed.
- Plat approval for Besay Parcel at 201 S. State Road 7 passed.
- Delegation request for Aldi Plantation at 8210-8220 W. Broward Blvd. was approved.
- Pulled a request to approve a public art/mural for market at 1003-1045 S. University Drive.
- Jenn Fain asked to identify which members were for/against the items on the agenda in the future.

Planning and Zoning Meeting (April 12) – Heather Seaman/ Lori Bernardi

- There were three items on the agenda:
 - Approved plans for a Publix Supermarket on 591 University Drive. Plan is to demolish the existing Barnes and Noble and build a 27,939 square foot grocery store and a 1400 square foot liquor store.
 - Approved plans for a fast food restaurant, Pollo Compero, on the proposed Sun Trust Bank site.
 - Plantation Walk Entertainment Overlay was on the agenda. Approval was requested to provide for temporary uses that complement Plantation

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Midtown, in order to promote a denser, more active mixed-use community, allowing for special events and festivals.

Issues discussed prior to approval were:

- Parking lots being repurposed for special events.
- Noise levels in area after 10 PM. They can raise the level and will need to lower it on complaints.
- Food trucks are acceptable, but cannot be same type as one of the restaurants.
- Need to have the manager for the events located on the premises not offsite for special events.
- Allowing only four liquor stores in the area.
- Permits to be for one year and automatically roll over due to the City of Plantation taking too long to give permits. Decision was to try it for one year and readdress it if there are issues.
- Number of days banners would be allowed.

Plantation City Council (April 13) – Heather Seaman

- Rock the Park at Central Acres Park is on April 30 and Earth Day is on April 23 at Volunteer Park.
- There were two Quasi-Judicial items. Both were concerning the Arkham Park Apartments at 4281 Peters Road. One item was concerning a landscape waiver and there was a discussion on selection of trees. Mayor Stoner asked that they change their selection of trees to be more appropriate trees for South Florida. They also wanted to ensure there was no entrance from the apartment site to the adjacent dog park. Both items were approved.

Updates on PAHA Committees

Awareness – Jenn Fain

- No updates.

Neighborhood Watch – Michael Roth

- Crime Report – (March 11 – April 14):
 - There were six auto burglaries. Four vehicles were unlocked.
 - There was a report from a resident having mail stolen.
 - Two auto thefts. Keys were left in car on one. Second car was unlocked.

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- There were two separate domestic battery incidents. In each incident the perpetrator was known to their victim.
- Traffic Report- (March 11 – April 14)
 - One vehicle speeding and one abandoned vehicle.
- Consider purchasing a locked mailbox, locking car doors and take your keys inside.
- If you need extra police protection on your home you may call the police and they will do an extra watch on your home.

Community Outreach – Heather Seaman

- PAHA supports two designated charities – Saving Sage Animal Rescue and Gulfstream Early Learning Center.
- Information for Saving Sage can be found on PAHAFL.org where there is a wish list for pet related items as well as information on making donation which are tax deductible.

Donations of clothing, toys, housewares linens, or donations of money can be made to Gulf Stream Early Learning Center.

These can be dropped off at the establishments or dropped off at Donna McCormack's garage.

Jenn Fain talked about her personal give-back experience and encouraged everyone to donate. As Jay Weintraub was unable to attend, she thanked everyone on his behalf for the many items that have been donated to help needy families.

Social Committee – Jenn Fain

- The Board is considering a Scavenger hunt to give students the opportunity to learn about the acres.
- Discussion has started on what to do for the Xmas holiday event. One idea was to do something outside possibly at the food trucks in Volunteer Park.

Community Service Squad - Heather Seaman

- There are currently 21 members in the Community Service Squad.
- They can continue to earn Service hours by making donations to Saving Sage Animal Rescue and Gulfstream Early Learning Center.
- Today, April 19th was the last day to apply for the John George scholarship and reminders were sent out to every squad member last week reminding them to apply.

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John George Scholarship - Garry Kravit

- Only two people applied for John George scholarship. One had a problem with application and technically there was only one application. Deadline was tonight, April 19, but Garry said he could still have applications he did not see yet.
- Winner will be announced at the next meeting on May 17.

Membership Update – Jesse

- 79 residents have paid their dues for 2022. Two have paid 2023 dues.
- 5 residents have joined since the last meeting.
- Residents can pay dues for this year through PayPal, on PAHA Website, or mail check to PO Box 450718, Sunrise, FL 33345-0718.

Business Spotlight -

- Presentation of Contour Day Spa by Fanit Panofsky was cancelled this month.

Real Estate Corner – PJ Jacobs – Keyes (954) 478-3000

- 16 active properties on the market this month, with a brand new one coming up in 2023 which is just under 7 Mil. (10,000 square feet on builder's acre). The low for active is \$745,000. The new active properties are from 3.5 Mil up.
- Inventory is low and market is hot even though interest rate is up to about 5 %.
- 14 pending sales, nine are considered active with contract and the rest are pending.
- There are 5 closed sales. The low is \$714,000 and the high is 1.8 Mil.
- A rental is needed for 6 months to a year in the area and should call PJ if you know of anyone who has house to rent.

Important Upcoming Dates – Adam Fractenberg

- 8601 West Sunrise project is bubbling up and may be on the City Council meeting on May 11. We will keep you posted on any new information we get.
- Earth Day is Sat, April 23 at Volunteer Park from 10:00 AM until 3:00 PM.
- Food trucks every Wednesday from 5:00 PM – 9:00 PM.
- Next City Council is April 27, 2022 at 6:00 PM.
- PAID meeting is on April 28 at 7:00 PM.
- Planning and Zoning Meeting is May 10 at 7:00 PM.
- Requested that residents try to attend some of these meetings and get involved.

New Business – General

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- Jenn Fain announced that Mayor Stoner will be at next month's May 17 PAHA meeting. Mayor Stoner does not have an agenda and will take questions. Submit topics, questions, concerns to the Board prior to the meeting and the Board can decide what issues are most important.
- General discussion around PAID elections, how we can have a voice in the PAID election process, how we can find people to step up and run, how we can best be informed about the candidates, how we can base our vote.
- Jesse Varnell said there is a cutoff date for those that are interested in being elected to the position. Every other year there are three seats that go up for re-election. If the three candidates who are on the Board are going to run again, unless someone comes up to run and puts in their application before the closure date, PAID will not be on the ballot. The three candidates will automatically be re-elected. Whether candidate can choose a particular seat is unclear. The cutoff date for applying is not known. More information will be posted on the Supervisor of Elections website.
- Jenn Fain discussed issues with an increase in warning letters from code enforcement. Residents need to follow up either correcting the issue or calling code enforcement if they feel they have been unfairly cited.
- Michael Roth discussed on-going concerns with Zoom versus moving to in-person meetings, especially with upcoming candidate night in September/October and PAHA holiday social in December. In-person meetings will be re-addressed after the summer break.
- Next meeting is May 17 at 7:00 PM. **Please remember you must register to attend.**

Meeting Adjourned (9:02 PM) – Jenn Fain

Meeting minutes were prepared by Heather Seaman

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