



**PLANTATION ACRES HOMEOWNERS ASSOCIATION**  
**PO Box 450718, Sunrise, FL 33345-0718**  
**president@pahaf.org Fax: 954-945-5284 www.pahaf.org**

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**Monthly Membership Meeting Minutes**  
**February 21, 2023**  
**7:00 PM – Virtual Zoom**

**Board Members**

***Present:***

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

Heather Seaman (Volunteer Scribe)

***Absent:***

Richard Gendler

**Total in Attendance – 50**

**Welcome/ Meeting Call to Order - 7:07 PM -Jenn Fain**

**Pledge of Allegiance – Doc Szerlip**

**Approval of January 17 Meeting Minutes - Jenn**

- Motion to approve – Jenn Fain. Seconded by Jesse Varnell. Unanimous approval.

**Opening Comments: - Jenn Fain**

- Welcomed Colleen McDonald to the Board, taking over the seat of Pat Peck. Recognized Ms. McDonald for being an amazing researcher and connection to Plantation City Council and the police in regards to safety in the Acres and specifically short-term vacation rentals.
- Requested that current Board members contact Jenn Fain or Donna McCormack with regards to staying on or stepping off the Plantation Acres Homeowners Association (PAHA) Board.
- Requested that residents contact Jenn Fain or Donna McCormack privately if they are interested in being considered for a Board position.

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- Welcomed Plantation Mayor, Nick Sortal to speak about the city and his plans to make it better. Introduced Jason Nunemaker, Plantation Chief Administrative Officer (CAO).

**Monthly Guest Speaker – Mayor Sortal –Plantation Mayor**

- Mayor Sortal gave an update on the City of Plantation projects with the assistance of Jason Nunemaker (Plantation CAO).
- *City of Plantation Election:* Mayor Sortal spent about \$75,000 of his own money and received about \$23,000 from residents of Plantation. He said he is not beholden to anyone and decisions he makes are ones that are best for the city.
- *Storm Water:* There is \$850,000 in State appropriation. Evaluating what assets the City has, and where the State Appropriation can be used.
- *Plantation Inn:* Problematic crime area on State Road 7 that is hurting development. Plantation Inn has 154 arrests in a year and that area needs to be fixed.
- *Transportation/ Multimodal Transportation Plan:*
  - Talked about creating a walking bridge from Old Hiatus Rd. to New Hiatus Rd.
  - Talked about creating a roundabout on Cleary Blvd. and also on University Dr. to slow down traffic.
  - Broward Metropolitan Planning Organization (BPO) has a Public Hearing scheduled at City Hall on February 28<sup>th</sup> at 6 PM. to discuss the future of multimodal transportation. Residents are welcome.
- *Code Enforcement:* It can be either the Police, Planning and Zoning, or Vacation Rentals. Mayor Sortal wants the residents to understand code enforcement, so when residents call they know who they should talk to.
- *Capital Projects such as:*
  - New Rescue Fire Training Program
  - Helen B. Hoffman library exterior doors
  - Central Park Stucco Repair
  - Fire Station Work
- *Broward Mall:* Jason Nunemaker said Broward Mall has been a source of contention since COVID. The contractor is working in good faith with the City and curing bond work will be completed shortly. Fixing the naked façade has been delayed due to the government ordering an extended timeframe during the pandemic. In March the City will be able to move forward through code enforcement if necessary. The bigger question is the overall future of the Mall which will need intense public involvement.

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- *American Rescue Plan Act Funds (ARPA):* Plantation received just under \$14 million ARPA funds in total. There is \$4.3 million balance in ARPA funds. The City needs consensus to set aside \$1.3 million for body cameras for the police department. There is an increasing expectation for this from the public, and it will help exonerate wrongly accused police officers. The City is pursuing a grant through the Federal government which could impact the \$1 million. The balance of the ARPA funds, \$3.3 million will be used for American with Disabilities Act (ADA) deficiencies which is part of the ADA transition plan and a multi-million-dollar transportation project. Other deficiencies throughout the city that need to be addressed are sidewalks and lack of access to some of the facilities in the city.
- *Enterprise Resource Planning (ERP) System:* Funds have been allocated for the new ERP system to increase efficiency in the City's internal systems and financial systems.
- *Storm Water Master Plan:* City is spending \$1.2 million on the plan. They are confident they will be able to get some grant money from state legislation. It is important to communicate better with Plantation Acres Improvement District (PAID) and the Old Plantation Water Control District to help in this effort.
- *Plantation 911 System:* Sherriff Tony called all mayors together to review their 991 systems, and Mayor Sortal, after hearing details, checked out Plantation's 911 system and is pleased with the system in Plantation.
- *Mid-Town Bridge:* City is trying to build a bridge between University Drive and Pine Island Rd. which would cross into State Road 84. They are working with FDOT and others to get funds for this and it is projected to help traffic and people exit the city.
- *City Strategic Plan:* There is currently no strategic plan. This is the first step before creating a Comp Plan which includes Flex. On March 17 there is a day-long workshop at Volunteer Park to discuss issues. It is an open meeting and residents can attend but not participate.
- *Status on North Acres Park:* Plans have gone through Engineering. Samira will go to PAID on February 23 to get permit approval. Next step is site planning and then it goes out to bid. The City is 100% committed. They have added additional drainage per PAID to help move water. The City will share additional timelines once they get more information.
- *Miscellaneous Information:*
  - Mayor Sortal now has office hours on Friday.
  - Newsletters are now being posted by Mayor Sortal.
  - Guard rails are being installed along Nob Hill Rd.

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- Council and Administrative Office is working with Parks and Recreation on a Community Garden.
- Send issues and requests to [Mayor@plantation.org](mailto:Mayor@plantation.org), not personal email or Facebook.
- Many questions and comments were posed by the attendees and responded to by Mayor Sortal and Jason Nunemaker:
  - Issue with debris and palm fronds and abused bulk pickup schedules.
    - Mayor Sortal met with code enforcement. There are many inconsistencies in the code. Michael Alpert is rewriting the City's entire code book to address them.
  - Stop signs on NW 118 Ave. and NW 5<sup>th</sup> Ct. are dangerous.
    - The City is looking at proposals for speed humps and speed patterns. They are also considering lighted stop signs. More will be discussed by Samira Shalon at the next Homeowners Association (HOA) meeting.
  - Bridges at Volunteer Park have been closed for repair since the pandemic.
    - Funds are budgeted for repair and Mayor Sortal will follow up with Parks and Recreation and will respond by tomorrow, February 22<sup>nd</sup>.
  - Broward Mall is an eyesore.
    - Code enforcement will be utilized if Seritage does not address it. City needs an entrepreneur to come in and design it but it will take years.
  - Update on Flex and excluding Plantation Acres from Flex.
    - Mayor Sortal said they first need a strategic plan and then they can work on the Comp Plan which will include flex. Residents will be able to make their case when it goes through City Council.
  - Many conversations about the City deeding NW 2<sup>nd</sup> St to the developer of Reflections, the outcome of that property, and the potential for more than one home per acre.
    - Council does not have to vacate it but it will be their decision. Residents can make their case when it goes to City Council. Regardless of that decision, whether it is accompanied by a site plan or not, the property will need to go through the process, go back through PAID and Council even if it was for eleven homes. If any proposal deviates from what it was entitled to be, such as a plat change or land use zoning, it would have to go through City Council and residents would be able to present their case against rezoning. They understand that there is no

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enthusiasm in Plantation Acres to change the zoning and flushing out issues will be a very public process.

- Closing violators of Short-Term Vacation Rental Homes.
  - An additional staff person has been hired and the City is being as aggressive as they can within legislative rules. Residents are urged to contact their representatives to press legislature to change their practice.
- City permit to picket AirBnbs.
  - Mayor Sortal will ask the City attorney.
- Flooding issues in the Acres.
  - The City is prepared to partner with PAID, and if PAID would like to pursue it the City would have their lobbyist work with them to pursue legislative appropriation or a grant to capture some funds from the State.
- Converting tennis courts at Volunteer Park for Pickleball.
  - . Mayor Sortal will speak with Parks and Recreation and respond to the request.
- Appreciation for Plantation Police
  - Michael Roth expressed appreciation for the Plantation Police and their increased presence in Plantation Acres.

**Updates on Meetings in Plantation – Jenn Fain**

**Plantation City Council Meeting (January 25, 2023)**

- There were two Plantation Acres related items:
  - Council unanimously passed changes to the Short-Term Vacation Rentals. (STVR). This was the second reading and the code ordinance will be written in by the end of the week.
  - Council passed a site plan approval for a new home that met the criteria on Fourth Court.

**PAID Meeting (January 26 2023)**

- Many residents spoke in opposition to allowing the city to give 2<sup>nd</sup> St to the developer of Reflections.
- The PAID commissioners voted four to one to send a letter stating that they were not in favor of the vacation of 2<sup>nd</sup> Street. Dissenting commissioner was Mr. Nieset. The developer, Mr. Stiegle, was not in attendance.

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**Crime Watch Meeting (February 1, 2022)**

- Well attended meeting where Office Radziwon reported the most stolen cars in any subdivision in Plantation were in Plantation Acres.

**Citizens Police Academy**

- Starting March 8<sup>th</sup> until May 10, 2023. Will meet every Wednesday from 7:00 PM to 9:00 PM. Information can be found at:  
<https://www.plantation.org/government/departments/police-department/community-programs/citizens-outreach/>

**Plantation City Council Meeting (February 8, 2023)**

- No Plantation Acres related items.

**Town Hall Meeting on North Acres Park (February 15, 2023)**

- Residents within 300 feet of the park were invited by the City to the meeting and it was also posted on social media. Over fifty residents attended and plans to date were presented by Samira Shalon (Plantation City Engineer).
- Highlights: Diseased or dead trees will be removed and replaced. The majority of trees will be kept. There will be a lake 2.5 acres in size with a fountain. The quarter-mile path will be eight feet in width. There will be expanded parking, a new playground with a canopy, benches and trash cans.
- More information will be available at the March HOA meeting when Samira Shalon will be our monthly speaker.

**Updates on PAHA Committees**

**Neighborhood Watch – Michael Roth**

- Crime and Traffic Report – (January 14, 2023 to February 17, 2023)
  - Two vehicles were burglarized at Volunteer Park with property in clear view. Entry was made by breaking a window. An arrest was made in one incident.
  - Four stolen vehicles were reported. One was construction equipment on a construction site. The other three stolen vehicles were unlocked and the keys were inside. An arrest was made in one case.
  - Two frauds, one involving a fraudulent check and one an identity theft.
  - One residential burglary which was a domestic incident.
  - Recommendations to residents: lock car doors, install a locked mailbox, request extra watches, report suspicious activity by calling (954) 797-2100, and check your credit reports yearly.
- Traffic Report – (January 11, 2023 to February 12, 2023)

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- There were fifty-six citations in the last month: thirty-seven for speeding, five for failing to stop at a stop sign, five at traffic control devices (red lights), five for illegal parking and one for parking in a fire lane. Two had licenses suspended, one for drinking with an open container, and one with an expired license over six months.

**Community Outreach - Colleen McDonald**

- Denise Horland is trying to work with legislation for more regulation. There has been a magistrate hearing on one property with two infractions. If the owner does not comply by March 6<sup>th</sup> he will not be able to operate and if he does operate past that date he will be fined \$250.00 a day per infraction retroactive from January 6, 2023.
- Residents should call the City any time of the day If there are more than eight vehicles in the driveway (violation of city ordinance as it is considered a party home), noise disturbance, loitering, odor of drugs, parking in the street.
- PAHA is asking for the City logs for compliance.
- Additional signs are being requested and put up throughout the Acres.

**Community Service Squad – Heather Seaman**

- At this time squad members can earn service hours by:
  - Making donations of new or used animal related items to Saving Sage Animal Rescue.
  - Making donations of new or used clothing, toys, linens and housewares to Jay's Donation Center.
- Donna McCormack is looking into new opportunities to earn service hours and members will be notified as they become available.

**PAHA Womens Club – Kathleen Fanjul**

- The Club gathered in January with an auction that raised money for a children's hospital charity.
- Residents interested in joining should go to Acres GNO, on the PAHA Facebook website. Information on the next March event is on that website.
- If a resident would like to create and manage a group email, contact Kathleen Fanjul at (305) 281-2640.

**Social Committee Relay for Life - Jenn Fain**

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- To be held at Central Park on April 29<sup>th</sup>. Looking for team members to join our “Acres for Life Relay” for the American Cancer Society. Check Facebook or at [www.pahaf.org](http://www.pahaf.org) website for details.

**Membership Update – Jesse Varnell**

- To date this year 62 residents have paid their 2023 dues.
- Residents are encouraged to pay their dues to allow PAHA to budget expenses better for the year and to budget for projects that PAHA would like to initiate.

**Business Spotlight – Phillip Kittell - AAA Home and Automobile Insurance**

- Mr. Kittell Spoke about the homeowner insurance crisis in Florida. The high prices of insurance are mainly due to fraud and there are many changes coming from legislation. Legislation has made it where most insurance companies will not insure your house if the roof is older than 20 years or homes built earlier than 2016. To control rate increases effective March 15, 2023, AAA will no longer insure homes built prior to 1995. Policies written and bound prior to this date will be grandfathered in.
- Top three Homeowner Insurance Claims are wind and hail (34%), water damage and freezing (29%) and fire and lightning damage (25%).
- Advantages of a AAA Policy:
  - Unlimited water coverage (only carrier in Florida)
  - Sinkhole coverage is automatically included
  - Coverage for Horse Communities
  - One deductible.
- Contact Phillip Kittell, at (954) 424-4140 or [PKittell@acg.aaa.com](mailto:PKittell@acg.aaa.com)

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

- There are twenty-one active homes on the market and pricing is from \$875,000 to \$4,458,000.
- There are three pending sales, three are active with contract.
- There are five closed sales: high sale was \$1,575,000 and low sale was \$591,000

**Important Upcoming Dates – Seth Follansbee**

- Food Trucks every Wednesday at Volunteer Park from 5:00 PM. – 9:00 PM. New Lobster Truck coming in March.
- Plantation City Council Meeting: Wednesday, February 22 at 6 PM. Location: 400 NW 73<sup>rd</sup> Avenue, Plantation. Attend in person or via Zoom.

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- PAID Meeting: February 23<sup>rd</sup> at 7:00 PM. Attend in person, by telephone or via WebEx. Location: 1701 NW 112<sup>th</sup> Avenue, Plantation.
- Rock the Park at Central Park: March 3 from 7:00 PM – 10:00 PM 60's , 70's 80's Rock. Bring chairs and blankets. Food Trucks are on site. Location: 600 Central Park Drive. Call (954) 452-2510 for more information.
- Plantation City Council Meeting Wednesday March 8<sup>TH</sup> AT 6:00 PM. For more information go to [www.plantation.org](http://www.plantation.org).
- Relay for Life Saturday April 29 from 3:00 PM -10:00 PM at Central Park. Google Relay for Life for more information.

**New Business – Open to All to Comment Meeting**

- No new business from the residents.
- Jenn Fain asked residents to get in touch with Board members if you have any questions, comments or need help.
- Samira Shalon will be guest speaker at the March 21<sup>st</sup> monthly PAHA meeting and will go over the traffic lights research.
- When North Acres Park gets through PAID and Development Review Committee (DRC) there will be more information on the plans.

**Meeting Adjourned (9:42 PM) – Jenn Fain**

- Next PAHA Meeting is March 21, 2023 at 7:00 PM

**Meeting minutes were prepared by Heather Seaman**

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