



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

October 18, 2022
7:00 PM – Virtual Zoom

Board Members

Present:

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

Heather Seaman (Volunteer Scribe)

Absent:

Mark Cameron

Total in Attendance - 37

Welcome/ Meeting Call to Order - 7:08 PM Jenn Fain

Pledge of Allegiance - Ed (Doc) Szerlip

Approval of June 21 Meeting Minutes - No Objections – Unanimous

Opening Comments: - Jenn Fain

- Introduced City Engineer for the City of Plantation, Samira Shalan who will be talking about traffic calming, North Acres Park and Horse Crossing on Sunrise.
- Update on successful Fall Festival at Volunteer Park.

Guest Speaker – (City Engineer for the City of Plantation) – Samira Shalan

Gave a presentation on the need for Neighborhood Traffic Calming, updates on North Acres Park, and on the Horse Crossing at Sunrise Blvd and 118th Avenue.

- **Neighborhood Traffic Calming:**

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

- Any traffic management plan does not work unless engineering, education, enforcement, and community engagement, in addition to economics, work together. On August 20, 2022 City Council approved the new and revised Plantation neighborhood traffic calming policy. It provides a step by step process for residents to follow. The 5-step process includes the following:
 1. Community Provides a Concern.

Residents request traffic calming in the community by application, Since the community needs a consistent voice. the, application requires HOA endorsement. The HOA endorsement serves two purposes. One to confirm there is a concern in the community, and two, to centralize the applications and the process. As well, 10 residents need to agree there is a concern to ensure it is a community concern and not an individual concern.
 2. Engineering Responds:

Engineering deploys traffic counters to measure the volume and speed. There are thresholds they abide by. So, they need 500 vehicles to travel over that particular roadway of concern and the average speed needs to be 7 miles above the posted limit. If those 2 thresholds are met they proceed with design. Otherwise, they go back and work with the police department on enforcement, and the community on education and engagement, until they find solution. If the application meets the criteria they proceed to the conceptual plan.
 3. Conceptual Plan:

Design the plan. Engineering looks at Plantation Acres community, for example, and what has been done in the past. Three traffic circles have been installed on 118th Ave, and speed cushions have been installed on NW 4th St, NW 5th Ct, NW 8th St. and NW 12th St. Also, there are 2 center medians between NW 12th St and Sunrise Blvd. Engineering is at this PAHA meeting to see if these installations are working.
 4. Installing the Plan
 5. Evaluating the Plan
- Concern - Lori Bernardi - Asked how we stop people from cutting through as she didn't think we would meet the criteria. Typically engineering would put counters on Thursday and Friday, Saturday and Sunday, and on Monday, and take the highest count of the 5 days in order to base numbers. To discourage cut throughs, engineering studies show vertical

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



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

measures like speed cushions are used, not speed bumps or tables because of emergency vehicles. The second cost effective solution is using radar signs which work on the psychology of the driver. The third method is using traffic circles. Residents said they were useless and would rather see stop signs.

- In conclusion, the Plantation Acres Homeowners Association Board is aligned that we will proceed with engaging the City for Traffic Calming for 118th Ave. across the Acres from NW 28th St. to SW 3rd St. and then move on to Old Hiatus. Donna McCormack, Jenn Fain, and Michael Roth are the key people to speak to about helping with the evaluation of the whole corridor.
- **Horse Crossing on 118th Ave and Sunrise Blvd:**
 - Engineering evaluated the field condition and found multiple horse crossing signs already existing on the site. There is one in front of Volunteer Park, two on Sunrise Blvd, and others throughout the corridor.
 - The issue with changes is that Sunrise Blvd is a Broward County right of way. The pavement marking and signage is faded and requires maintenance. Engineering contacted Broward County and they agreed to refurbish the stop signs, crosswalks, and turn arrows on east and west, north and south legs of the intersection. This should be completed by the end of November and Engineering will follow up.
 - Engineering also evaluated the request of horse crossing signs as the existing signs are faded and don't seem to be serving the purpose. Engineering proposed LED high visibility signs but Broward County did not agree. City Engineering then proposed installation of a flashing beacon horse sign. The County approved the request conceptually. Engineering is finalizing the plans and is sending them back for approval by Broward County Traffic Engineering as the sign will be on Broward County right of way. When the permit is secured, the City will procure the signs and install them on 4 approaches.
 - Concerns: Kuppi Allespach - Expressed concern with horses crossing on Sunrise Blvd. and NW 118th Ave. The light is too short, and that cars were speeding. Ms. Shalan explained that Sunrise Blvd. is a Broward County street, is classified as an arterial roadway, and all requests need to go through them. There is little chance that they would reduce the speed but Ms. Shalan would have that conversation, As far as the length of the light is concerned Broward County needs to do a study and there are

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

engineering thresholds before adjusting the timing of the light. Ms. Shalan will continue collaborating with Broward Traffic Engineering.

- **North Acres Park Update**
 - Ms. Shalan said the community waited long enough for this park, as we know it is part of the general obligation bond referendum.
 - The city created a conceptual plan for the park with what elements should be included. They walked the Park with representatives from the community to get their input. Then they concluded and procured a survey of the 15 acres.
 - The design of the Park is being done in-house by the Engineers, Parks and Recreation and Public Works and has started. Main elements will be a lake, fence (on the frontage of NW 21st Ct. and NW 118th Ave.), a playground, park benches, trash receptacles in addition to other elements. Public Works staff evaluated the tree inventory and 187 trees will be preserved and protected, 11 trees will be relocated, and 40 trees will be removed. As well, they will propose additional trees.
 - Next step is to finalize the design and finalize the drainage element. An existing pond will be filled in and replaced with a larger lake that will not only be an aesthetic feature but will be a main drainage element for the park as well as the drainage basin that the park served. Residents from the northern portion were concerned that filling in the old pond would impact their properties. The City is doing an intense evaluation of the grading of the park. As a result, there will be some catch basins and outfalls and the City said they would do their best to collect all the runoff from low area and bring it to the lake.
 - Next step is finalizing the design, applying for permits, and working diligently with PAID for drainage and site plan. Ms. Shalan hopes by the end of the year design and permitting will be concluded, and early next year bidding the project and start breaking ground on the construction.
 - There were many questions and concerns:
 - Michael Roth - Questioned Ms. Shalan's statement that the park was done in-house. Ms. Shalan said the design is being done in-house collaborately by Engineering Staff, Parks and Recreation, and Public Works. However, they will have a contractor construct the elements of the park as it is beyond the scope of in-house resources.
 - Jenn Fain - Asked about the composition of the fence on NW 21st Ct. and NW 118th Ave, the berm, and how far the pathway was

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



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

from the lake. Ms. Shalan will find out and provide and answers on the fence. She said the intention is not to touch the berm, and next step is to have a thorough conversation about the detail of the lake and the drainage with PAID.

- Amir Stamoper - Asked about the playground and shade solution as there was no shade cover over the Volunteer Park playground. Ms. Shalan will make sure his concern is voiced.
- Adam Fractenberg - Asked about the depth of the proposed pond and length of the loop around the pond. Ms. Shalan did not know the depth of the pond but they will do extensive drainage calculations and drainage effort to make sure the capacity of the new pond will be enough to provide a drainage basin of surrounding streets and ensure proper drainage to the area.
- Jesse Varnell – Typically PAID does drainage and water management projects yearly or bi-annually depending on the budget and size of the project. He asked since residents of the Acres pay through their taxes and assessment to PAID, is the money for the drainage projects and drainage structures proposed to come out of money we are paying PAID for drainage projects, as opposed to the bond which could be used to enhance the park? Ms. Shalan will ask PAID the question. However, she said the way we are designing the park, the drainage is a design element but she will be more than happy to collaborate with PAID. The Engineer of Record for PAID is a sub-consultant to the main consultant for the storm water master plan and she said our goal is to work together as a unit – City of Plantation, PAID and even the Old Plantation Water Control District to provide enhancements to the storm water management system in the City as a whole.

The drainage element in North Acres Park is going to run into the PAID system so the City needs drainage permission from PAID. There will be a meeting with the PAID Engineer of record to hash out the details.

The monument sign is in the parking lot and also at the corner of NW 118th Ave. and NW 21st Ct.

- Seth Follansbee - Asked if dogs will be permitted. Ms. Shalan will go back to Parks and Recreation but dogs currently are not allowed in Public Parks.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



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

- Wendy Bellack – Asked if there will be an accessible swing. No discussion yet but Ms. Shalan will take note and follow up.
- Doc Szerlip – Asked if the area with swings is going to be accessible for parking. Ms. Shalan said they are expanding parking on the opposite side in order to preserve trees, and because of the berm it is easier to expand parking on the other side. Parking spaces will be expanded from 24 to 36. The swing is being replaced with a shaded playground.
- Jenn Fain – Asked if the fence along NW 21st Ct. and NW 118th Ave. be moved back so people do not have to walk on the road as there are no sidewalks. Ms. Shalan said she will look into it but there could be an issue with mowing.

Updates on Meetings in Plantation

Plantation City Council Meeting (October 12) – Jesse Varnell

- There were two Plantation Acres related items.
 - Approval to build a guest house at 11251 NW 8th St. for a grandparent to reside.
 - Change to Waste Management where palm fronds can be placed weekly in the Waste Management bins and only put out palm fronds on street once a month for bulk pickup.

Updates on PAHA Committees

Neighborhood Watch – Michael Roth

- Crime and Traffic Report – (June until October 13)
 - June - There were 6 vehicles burglarized. All of them were unlocked. Also, a license plate was stolen.
 - July - There were 2 domestic violence incidents, and 3 residential burglaries, with one being a known suspect. A window was broken in 1 incident and glass doors in the other 2. There were 12 vehicle burglaries with 4 vehicles unlocked, in 4 they unsuccessfully tried to force entry, and in 4 they were able to force entry. There was a theft of mail and packages. A storage box on a construction site was vandalized.
 - August – There were 6 residential burglaries attempted but 2 were unsuccessful as they had impact glass. One home was an attempt by

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahafl.org), Donna McCormack (Donna@pahafl.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahafl.org) *Secretary:* Garry Kravit (Garry@pahafl.org),

Board Members: Seth Follansbee (Seth@pahafl.org), Mark Cameron (MarkCameron@pahafl.org), Michael Roth (Michael@pahafl.org), Adam Fractenberg (Adam@pahafl.org), Richard Gendler (Richard@pahafl.org), Doc (Ed) Szerlip (Doc@pahafl.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

using a garage door remote left in the car. No property was taken in the other 2. 1 was forced entry.

Multiple reports were filed, and in 3 they reported seeing a dark SUV (possibly a BMW). In the successful burglary's jewelry, laptops and rain gutters were taken.

There were 14 vehicle burglaries, 7 were unlocked, 2 were forced entries but they could not get in the house, and 5 attempts failed. Police are still working on attempting to confirm case by case how many arrested people were responsible for these, so they can close cases and charge these criminals with as much as possible.

There was one residential burglary where the suspect was a family member.

- There were four vehicle burglaries. Three vehicles were unlocked, and one was questionable as there was no sign of forced entry.
- There were 11 speeding citations in the North Acres and 1 in the South Acres.
- 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

- There are currently 11 participating squad members. The Scavenger hunt was just completed on October 15. Six members participated. At the Fall Festival 4 members helped out at the PAHA Booth.
- There are several ongoing events for Squad members to earn Community Service hours:
 - Donations of animal-related items Saving Sage Animal Rescue
 - Donations of new and used clothing to Gulfstream Early Learning Center.
 - Helping out at the PAHA booth at Volunteer Park food trucks
 - Attending City Council Meetings.
- Upcoming Opportunities to Earn Hours:
 - Donations of candy for the Trunk or Treat event on October 31
 - Join Jay Weintraub to provide one or more toys or gift cards to the Annual Toy Event for children in need.
 - Making up kits for items needed by Saving Sage Animal Rescue.

Social Committee – Jenn Fain

- Encouraged members to come to meet Council members and ask one-on-one questions at the Food Trucks.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



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

- The 'Toys for Tots' event is from now until December 10th. Plantation Acres residents are encouraged to participate in this great cause by providing needy children toys and gift cards. They range from babies up to 18 years of age.,

Membership Update – Jesse Varnell

- Eight residents have paid their dues since the last meeting bringing us to a total of 206 supporting members. However, we are down 30 supporting members from the same time last year, so if you haven't already paid your dues this year you still can.
- Email Board members if you need to know if you have paid your dues.

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

- No updates. PJ Jacobs was not present.

Important Upcoming Dates – Adam Fractenberg

- Food trucks every Wednesday from 5:00 PM. – 9:00 PM. City Council candidates will be there for one-on ones.
- City Council Meeting tomorrow, October 26 at 6:00 PM.
- PAID Meeting Thursday, October 27 at 7:00 PM.
- Community Garage Sale Saturday, October 29 from 7:00 AM – 12:00 PM at Volunteer Park.
- PAHA Sponsored Trunk and Treat – Monday, October 31, 5:00 PM – 8:30 PM at Central Park.
- Planning and Zoning Meeting – Tuesday, November 1 at 7:00 PM
- Rock the Park – Friday, November 4 from 7:00 PM – 9:00 PM at Central Park.
- Municipal Election - Tuesday, November 8, 2022
- Requested donations of toys for the 'Toys for Tots' program run by the US Marines. Caldwell Banker is partnering with the Acres to help with this event. Runs from Nov. 1 through Dec. 15 and benefits local children from newborns to teenagers. Drop-offs on Wednesday from 4:00 PM – 6:00 PM (except Thanksgiving) and Sunday. from 8:00 PM – 10:00 PM.

New Business

- Discussion on Upcoming Election – Michael Roth
 - November 8 is voting day. Residents have until October 29 to request a ballot by mail. Early voting starts October.24 and runs through November 6. Voting locations are on the Supervisor of Elections website.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



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

On the ballot for PAID there are 3 open seats and 4 candidates. Residents should bubble in 3 ovals. If you bubble in 1 oval you will only vote for one of those seats.

- There are 208 supporting homes so there will probably be at least 416 registered voters, and thousands of voters in the Acres that are not supporting.
 - There about 70,000 registered voters in the City and in the last election 35,000 voted. Mayor Stoner had 10,623 votes and Peter Tingom had 10,447, and the remaining were split between the other 3 candidates. She won by 176 votes so Plantation Acres can make a difference.
- Airbnb Concerns – Elizabeth Evans / Colleen McDonald/ Michael Roth
 - Elizabeth discussed concerns with an Airbnb on her street, NW 6th St. She is reaching out to neighbors at this meeting for support.
 - Michael Roth said the City is hiring another employee whose focus will be short term rental compliance. Working with Chief Harrison with the Plantation Police Department for better enforcement. City is also looking at some kind of calming around those problem Airbnbs. Main thing is to get Planning and Zoning enforcement case opened so they are aware of it, and will give the Airbnbs personal warning and rules, so if they are not compliant they can be fined and have a lien placed against them.
 - Colleen McDonald gave the background of what she has been doing on Airbnbs. She created and shared an Excel spreadsheet with Planning and Zoning on Airbnbs in the Acres. There are currently 14. She said to continue to document and contact the City if there are issues and get city officials involved.
 - Bulk Pickup Concerns – Tom Bartelmo
 - How do we communicate the change in bulk pickup as many people put their bulk out too early? Michael Roth says the City sends out flyers each year with trash rules and PAHA needs to follow up to make sure the rules are updated.

Meeting Adjourned (9:42 PM) – Ms. Fain

Meeting minutes were prepared by Heather Seaman

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),