



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

---

## PAHA Membership Meeting

Date: **September 15, 2020**

Location: Virtual Zoom Meeting

Meeting call to order 7 PM  
Pledge of Allegiance

In attendance:

President: Doc (Ed) Szerlip  
Vice President: Mark Cameron  
Treasurer: Jesse Varnell  
Secretary: Renee Feller

Board Members:

Jennifer Fain  
Seth Follansbee  
Donna McCormack  
Patrick Peck  
Sheila Rockley

**Total members in Attendance:** 52+ via zoom or dialed in (not including Board)

**Agenda:**

- I. Welcome and Pledge – Doc – 5 min**
- II. Neighborhood Watch Plantation Police Department Update - Officer Daryl Radziwon – 10 min**
- III. Plantation Acres Topics of Interest**
  - 110 Townhomes Hawks Landing Meeting – **David Weiss** / Donna
  - Proposal for Reflections in the Acres to build 42 single family homes at Old Hiatus Road and NW 4 Street. –**Stuart Yanofsky**
  - Plantation Acres Middle Park declared as surplus and offered for sale for residential development - **Michael Roth**
  - Volunteer Park Gate - **Ted Crespi**
- IV. Membership – Donna and Jesse**
  - Back to School Drive
  - Community Service
  - Saving Sage
  - Membership Update – Jesse
- V. Community Outreach – Sheila**
  - Halloween Decorating Contest
  - Trick-or-Treating

*Plantation Acres Homeowner's Association Board of Directors*

President: Doc (Ed) Szerlip (Doc@pahaf1.org) Vice President: Mark Cameron (MarkCameron@pahaf1.org)  
Treasurer: Jesse Varnell (Jesse@pahaf1.org) Secretary: Renee Feller (Renee@pahaf1.org)  
Board Members: Jennifer Fain (Jenn@pahaf1.org), Seth Follansbee (Seth@pahaf1.org), Donna McCormack (Donna@pahaf1.org), Patrick Peck ([Pat@pahaf1.org](mailto:Pat@pahaf1.org)), and Sheila Rockley (Sheila@pahaf1.org)



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

- VI. **New Business** – Questions / Answers Concerns – 10 min
- VII. **Communication – Renee’ and Pat** – 5 min
- Please join our “[Plantation Acres Homeowners Association Facebook Group!](https://www.facebook.com/groups/2200627570039419)”  
<https://www.facebook.com/groups/2200627570039419>
  - We have an additional E-mail address [plantationacresha2020@gmail.com](mailto:plantationacresha2020@gmail.com)  
Please make sure that this e mail address is not going to your Spam folder. We will be using this E-mail address for additional important communications to our PAHA members.
  - Candidate night.
  - **Next PAHA Board Meeting Tuesday, October 20<sup>th</sup>, 2020** – details will be sent out via our Facebook group, E-mail and Next Door
- VIII. **North Acres Park update – Doc**

**Minutes:**

**Opening Comments from our President Doc Szerlip:** Doc thanked everyone for attending the PAHA meeting virtually and given the full agenda asked Officer Radziwon to provide the Police Department update.

**Neighborhood Watch - Plantation Police Department Update:** Officer Radziwon provided a crime report covering the period of January 2020 through early September 2020. There were numerous automobile burglaries and thefts in the North, Central and South Acres. Every occurrence was determined to be the result of 1. Leaving the car unlocked; 2. Leaving valuables in the car in plain sight; 3. Leaving keys in the car; and 4. Having the car key fob unprotected in the home where it could be electronically scanned and used to access the automobile. These crimes are not new to PA or surrounding communities. PPD did arrest 3 kids that were scouting the area for cars. PPD guidance continues to be remove any valuables in your car, so as to not attract or tempt burglars, lock your vehicles, and place your key fob in a car key signal blocker pouch case, AKA Faraday bag for keyless cars, locked in the house. Officer Radziwon also recommended improving lighting around your property at night if your home is in a dark or secluded area.

**Plantation Acres Topics of Interest - 110 Townhomes Hawks Landing Meeting (AKA Enclave):** David Weiss / Donna McCormack. Donna reported that the proposal for 110 Townhomes on the corner of Hiatus Road and Broward Blvd (next to Hawks Landing) was not approved by the City Planning and Zoning Department nor the Planning and Zoning Committee. The Planning & Zoning Board voted to “table” the matter and required the developer to meet with all the stakeholders to determine whether a compromise plan might be reached. We anticipate the builder to resubmit their application and persist depending on the outcome of the upcoming election for city council. David Weiss, President of Hawks Landing Property Owners, has been leading an effort to ensure whatever new development that occurs at the intersection would be compatible with the community (e.g., density, architecture, traffic, etc.). David has been spearheading an effort to reduce the number of residences being proposed by the developer. PAHA will continue to monitor and report on the status of this project. Here are links for Mr. Weiss’s petition and updates regarding the Hiatus Road/Broward Blvd project.

Petition: <http://chnng.it/4F5wXbhqNQ>

Updates: <http://chnng.it/n7dFbR9KJG>

**Plantation Acres Topics of Interest – Plantation Acres Middle Park declared as surplus and offered for sale for residential development:** Michael Roth. Mr. Roth provided a detailed briefing with charts (see attached) that took a broader view of Plantation Over-Development to include plans for Hiatus Road and Broward Blvd; Old

*Plantation Acres Homeowner’s Association Board of Directors*

*President:* Doc (Ed) Szerlip (Doc@pahafl.org) *Vice President:* Mark Cameron (MarkCameron@pahafl.org)

*Treasurer:* Jesse Varnell (Jesse@pahafl.org) *Secretary:* Renee Feller (Renee@pahafl.org)

*Board Members:* Jennifer Fain (Jenn@pahafl.org), Seth Follansbee (Seth@pahafl.org), Donna McCormack (Donna@pahafl.org), Patrick Peck ([Pat@pahafl.org](mailto:Pat@pahafl.org)), and Sheila Rockley (Sheila@pahafl.org)



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

---

Hiatus and 4<sup>th</sup> street; Middle Acres Park and the North Acres Park. Mr. Roth learned that in March the City Council was planning to vote on declaring Middle Acre Park surplus with plans to dispose to a developer. This vote did not occur due to the meeting being cancelled because of COVID. COVID was also the reason the developer withdrew their bid. All this was done without PA homeowner knowledge, subsequent to March Mr. Roth has been unsuccessful in getting the city to provide further information on their plans for Middle Acres Park. Mr. Roth's briefing reviewed numerous projects (e.g., commercial and residential) that have already been completed or approved and questioned the push for new high density development in areas like Plantation Acres where the original intent was to have a single home on an acre of property. He raised concerns regarding Plantations ability to provide adequate infrastructure (i.e., Traffic, Police, Fire, Medical, Schools, etc.) for these projects. Mr. Roth presented a high level analysis that suggests that the already approved projects will result in a 10% increase to traffic and other infrastructure demand across the City. Concerns about adding more businesses during COVID, where several businesses are closed, reducing property values, and traffic congestion where at the forefront of the discussion. Mr. Roth's current petition against the Middle Acres sale as surplus land can be found here <https://www.change.org/plantation> and PAHA is supportive of Acres residents signing.

**Plantation Acres Topics of Interest - Proposal for Reflections in the Acres to build 42 single family homes at Old Hiatus Road and NW 4 Street (AKA Reflections In The Acres):** Stuart Yanofsky. Mr. Yanofsky provided a detailed verbal briefing on a proposed project to build 42 single family homes on 11 acres within Plantation Acres (see attached). Mr. Yanofsky highlighted the traffic congestion (no traffic study was required or provided for this development) that would result and that the proposed development was not consistent with the intent and design of surrounding PA homes and properties. He noted that the City's Comprehensive Land-Use Plan states "That the city shall continue to support the low density rural character of its western border including Plantation Acres by discouraging increased density of residential and non-residential use." Also, the city promulgated a neighborhood design element as part of its plan that includes an ordinance which was adopted in 1994 which states "as to the PA area/zone the goal and objective is to preserve, protect and enhance the unique residential character of this area." Mr. Yanofsky believes that the plan for the acres was one house per acre, not what is being proposed. The design was to allow for homes to be spaced apart with the ability to maintain horses and other animals. He further stated that no notice was provided to himself or any nearby neighbors. He further expressed concerns that this development would set a precedent for future like development, thus destroying the look and feel of the Acres as we know it. PAHA will continue to monitor and report on the status of this project. Please attend future Planning Board meetings when this project is scheduled to be discussed. Mr. Yanofsky also recommended attending the upcoming Planning and Zoning meeting on October 6 to speak out against the high density plan as well as attend the upcoming PAHA Candidate Night to ask current and aspiring City board members about their views for future development. Here are links for Mr. Yanofsky's petition and updates regarding the 4<sup>th</sup> street project.

Petition: [change.org/saveouracres](https://www.change.org/saveouracres)  
Updates: [www.saveouracres.com](http://www.saveouracres.com)

**Plantation Acres Topics of Interest – Volunteer Park Gate:** Ted Crespi. Mr. Crespi lead a discussion regarding access to Volunteer Park via a maintenance gate at 121<sup>st</sup> Avenue and 1400 block. For the past 12 years Mr. Crespi and several individuals (many with disabilities and who live within 20 feet of the gate) had access to the park through this gate. Even though the gate was locked, Mr. Crespi and others were given combinations for access by mutual consent as long as they kept it locked to prevent motorbike and ATVs from accessing the park.

This past March, after 12 years, access to the park through this gate was only permitted to Maintenance staff due to it maybe a liability issue. However, previously several individuals (including many who are disabled) used the gate up to that time to access the park in order to exercise. Currently the gate has several locks, been welded shut, and a dangerous spike has been installed. Mr. Crespi has sent multiple letters to the Equestrian Center Supervisor, the

*Plantation Acres Homeowner's Association Board of Directors*

*President:* Doc (Ed) Szerlip (Doc@pahaf1.org) *Vice President:* Mark Cameron (MarkCameron@pahaf1.org)  
*Treasurer:* Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Renee Feller (Renee@pahaf1.org)  
*Board Members:* Jennifer Fain (Jenn@pahaf1.org), Seth Follansbee (Seth@pahaf1.org), Donna McCormack (Donna@pahaf1.org), Patrick Peck ([Pat@pahaf1.org](mailto:Pat@pahaf1.org)), and Sheila Rockley (Sheila@pahaf1.org)



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

---

City, Mayor and Council Members to remedy this matter only to have them ignored. The request for ADA access to support rehabilitation programs for several residents has created frustration. It was noted that during COVID, the gate was unlocked. However, the day after COVID it was locked again. Mr. Crespi advised that he is evaluating filing suit against the city however PAHA recommended taking the issue to the City Council agenda. PAHA was previously told by the City that the gate is a maintenance gate but we as individuals were sympathetic to Mr. Crespi and will help in any way we could. It was recommended that a proposal be presented to the City Council for consideration.

**Membership:**

Back to School Drive - Donna reported that PAHA is the Bronze sponsor for the back to school project (where some of \$45 members' dues contributes). PAHA was able to help provide 250 school supply kits for grades K-5 and 150 supply kits for grades 6-12.

Community Service – Donna reported that PAHA can award community service hours for local high school students in performing services for PA. We have a number of opportunities for students to be involved, while following COVID guidelines. Students can be nominated to assist in local community programs that will count towards their service hour requirements. If you have students who are interested please contact Donna.

Saving Sage – Donna reported that during the Pandemic the Saving Sage Animal Rescue was able to find foster homes for all the animals while they were closed. We continued to collect donations during COVID and were able to deliver everything when the Rescue center re-opened. This included a new generator.

Business Spotlight – We continue to support local businesses. Donna worked with one business we spotlighted Saffrano Crepes and she secured a free gift offer which we will be sending to supporting members via email. So please keep an eye out for this message.

Membership Update – Jesse reported that 6 new members joined PAHA as Supporting Members in September, bringing the total supporting membership to 122 for 2020. He encouraged residents to join via the PAHA Website, Nextdoor and Facebook.

**Community Outreach:**

Halloween Decorating Contest – Sheila reported that PAHA is planning a Halloween decorating contest that we describe on a Nextdoor and Facebook posting. We're sponsoring the contest for PAHA and will be giving out prizes for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place.

Trick-or-Treating – Sheila also reported that trick-or-treating would also be combined with the contest following social distancing practices.

**North Acres Park update:** Doc informed everyone that he and Jesse had a meeting with the Mayor to discuss the status of the North Acres Park and the \$517K Bond money that was acquired to develop the park. Doc was saddened to announce that the Mayor told him there would be no North Acres Park. The Mayor said there are no budgeted funds and there would be no bond money spent on north acres park as it has been moved to other projects within the parks department that are over budget. She said she would consider options; one such option is a builder who would be willing to do something with the park in exchange for the rest of the property to build homes. We acceded to have her set up a meeting so we could hear the offer. We were also informed that the City of Plantation had already exceeded the number of parks it needed. It was noted that several individuals from current and previous PAHA boards worked tirelessly with the city to prevent building construction where the park was planned. This

*Plantation Acres Homeowner's Association Board of Directors*

*President:* Doc (Ed) Szerlip (Doc@pahaf1.org) *Vice President:* Mark Cameron (MarkCameron@pahaf1.org)

*Treasurer:* Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Renee Feller (Renee@pahaf1.org)

*Board Members:* Jennifer Fain (Jenn@pahaf1.org), Seth Follansbee (Seth@pahaf1.org), Donna McCormack (Donna@pahaf1.org), Patrick Peck ([Pat@pahaf1.org](mailto:Pat@pahaf1.org)), and Sheila Rockley (Sheila@pahaf1.org)



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

---

culminated with the bond for the park. The irony of which is the money was never used on the north acres park and new building construction is being discussed. After more than 6 years of inaction by both the previous and current City administrations it appears PAHA's efforts have turned up empty.

**Communication:** – Renee encouraged members to join PAHA's "["Plantation Acres Homeowners Association"](https://www.facebook.com/groups/2200627570039419) Facebook Group. <https://www.facebook.com/groups/2200627570039419> The PAHA posts information on this site that includes community information and updates, along with status of items such as those discussed during the monthly meetings. PAHA also created an additional email address, [plantationacresha2020@gmail.com](mailto:plantationacresha2020@gmail.com), for submitting information and questions to the PAHA board. This address will also be used for sending important communications to PAHA members.

**Candidate night** – PAHA will be hosting "Candidate Night" on October 8<sup>th</sup> to showcase government candidates up for election in November. This meeting will be conducted via Zoom video and audio. Details will be sent out via our Facebook group, E-mail and Next Door.

**October PAHA Board Meeting** – The October meeting will be held Tuesday October 20<sup>th</sup>. This meeting will be conducted via Zoom video and audio. Details will be sent out via our Facebook group, E-mail and Next Door.

**New Business:** Given the agenda and the desire to have members ask their questions regarding the topics of interest, no additional new business was discussed.

**Questions and Answer Session:** The last item covered were questions and answers from the membership and two of our City Council members Denise Horland and Nick Sortal. Most all the questions were directed to our council members regarding the Topics of Interest and the sudden change with North Acres Park. The most notable fact that was discussed is that any developer can approach the Mayor with a proposal to develop property in the City of Plantation. The Mayor is not required to notify any of the surrounding property owners. The Mayor and Developer can engage in developing a proposal for the acquisition and take it to the City Council for consideration. Given this understanding is was apparent to several on the call that this explained the numerous surprises that were discussed. The members also asked that the Council members take back the message that we would appreciate much greater transparency from the Mayor early on in the decision making process. It was also noted that a lack of confidence was expressed in the City's Parks and Recreation leadership's ability to manage the various projects under their control. Specifically their ability to manage schedule and costs.

**Meeting End Time 8:40pm**

**Next General Meeting Date:** October 20, 2020

*Plantation Acres Homeowner's Association Board of Directors*

*President:* Doc (Ed) Szerlip (Doc@pahaf1.org) *Vice President:* Mark Cameron (MarkCameron@pahaf1.org)  
*Treasurer:* Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Renee Feller (Renee@pahaf1.org)  
*Board Members:* Jennifer Fain (Jenn@pahaf1.org), Seth Follansbee (Seth@pahaf1.org), Donna McCormack (Donna@pahaf1.org), Patrick Peck ([Pat@pahaf1.org](mailto:Pat@pahaf1.org)), and Sheila Rockley (Sheila@pahaf1.org)