



PAHA Membership Meeting

Date: February 18, 2020

Location: Volunteer Park

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:

Seth Follansbee
Jennifer Fain
Sheila Rockley
Donna McCormack
Patrick Peck

Total members in Attendance: 27 (not including Board)

Agenda:

- Opening Comments from our President - Doc Szerlip
- Plantation Police Department Update
- Neighborhood Watch - Jenn
- Guest Speaker - David Weiss President, Hawks Landing Property Owners Association regarding the New Hiatus-Broward Blvd parcel under development consideration by Lennar Builders, dweiss@hawkslandingpoa.com, 954-914-4277
- Membership / Business Spotlight / Saving Sage/ Teen Community Service - Donna and Jesse
Kevin Lugo, Public Claims Adjuster, ClaimPros, 954-448-2510 klugo32@yahoo.com,
<https://www.claimpros.com>, raffling off a bottle of wine
Ginger Baker, Artist, Custom made items, Designs by Ginger B, 954-914-2111,
gbaker906@bellsouth.net, raffling off a very special hand crafted item.

Miriam Zuazo, Babysitter, Miriam to the Rescue, 954-260-0448, mrszuazo@hotmail.com, raffling off an hour of babysitting service.

Taylor Clemmer, Restaurant Owner, Saffrano Fast Casual Bistro, Restaurant, 954-533-5278,
Taylor@saffranocrepes.com, www.saffranocrepes.com, providing taste testing samples to attendees
- PJ's Real Estate Corner
- Future Meeting Speakers (Schedule subject to change)
 - March 24- Marty Kiar, Broward County Property Appraiser

Plantation Acres Homeowner's Association Board of Directors

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- April 21- Bryce Pierce, South Region Wildlife Assistance Biologist, Division of Habitat and Species Conservation
- May 19 - Officer Daryl Radziwon City of Plantation Police, Neighborhood Watch

Minutes:

Opening Comments from our President Doc Szerlip: Doc opened with information regarding the City of Plantation Council Meeting that takes place every other Wednesday at 7:30.

Go to <http://www.plantation.org/City-Government/> to confirm the dates and to see the agenda for upcoming meetings. Waste management and bulk pickup updates along with other important information can also be viewed on this same site.

Saving Sage Benefit Event on April 4th: Our treasurer Jesse Varnell provided information on this special event coming up on April 4th from 1:00-5:00 pm to benefit “Saving Sage Animal Rescue Foundation.”

Those PAHA members that have paid their dues for 2020 are invited to attend. Up to 50 supporting PAHA members with a donation of \$25 per person will have the opportunity to tour a museum located within Plantation Acres! All proceeds will go to benefit Saving Sage! Spots are limited so please contact Donna McCormack at Msdonnamariemccormack@gmail.com today to reserve your spot now for this special event! The museum is incredible with objects from the early Americano 1800-1900s civil war time. The owner will provide us with a tour. This is a tax-deductible event and we will provide a receipt!

Plantation Police Department Update: Officer Costanzo provided a crime update since October 1 for Plantation Acres. North Acres had 9 vehicle burglaries and 6 auto thefts. The burglaries are from vehicles that had been left open. The stolen vehicles are from thieves using key fob technology to take cars. If possible, it is recommended that vehicles be parked in garages and/or key fobs be placed out of reading range. There were 2 pickup truck tailgate thefts in the South Acres, Ford F150 and F250. Everyday vehicles such as popular Nissan Altima are most likely targets – given they blend in with traffic. For the South Acres, there were 6 vehicle burglaries and one auto theft that was a motorcycle. Two petty theft burglaries of rim and tire theft were taken from 2020 Toyota Camrys and Hondas. Officer Costanzo recommended using wheel locks on your vehicles. Make sure that key fobs and valuables are always taken out of the car before leaving the car and that you lock the car. Three traffic citations were given out on 118th and two on Old Hiatus. Please stop at the stop signs on 118th. Complaints are often received of vehicles running those stop signs. Also, it was brought to their attention that there has

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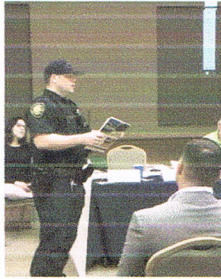
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been illegal dumping on 124th. If we see this happening, Officer Costanzo advises getting a vehicle description and a tag number with pictures and E-mail these to code enforcement.



Neighborhood Watch: Board Member Jenn Fain discussed the neighborhood watch meeting that was hosted by Plantation Park and open to anyone that wants to attend. Jenn told us about a scenario presented by a gentleman at this event: every night he would go around and check to make sure that all his house and car doors were locked and that his key fobs were far away from the cars so that they could not be accessed. You can also place the key fob in tinfoil so that the radio frequency cannot be accessed. The meeting also discussed that there was a lot of mail fraud going on and that it is important to lock your mailboxes. The next meeting is **Thursday April 2nd at 7 pm** at the Jim Ward Community Center.

The Plantation Police Department is also having another Citizens Police Academy class for the citizens of Plantation. It starts March 3rd and takes place every Tuesday till April 21st. Please call them so that you will be able to get a seat in this class. You will learn about what's happening at the Plantation Police Department including a tour of the facility and a demonstration with the police dogs. They will also have many speakers with security knowledge that is passed on during this class!

Board member and co-secretary Patrick mentioned replacing your homes regular flood lights with motion camera flood lights. He found these to be very helpful to have around your home so that you can monitor anything that is happening from your phone.

Guest Speaker: David Weiss President, Hawks Landing Property Owners Association regarding the New Hiatus-Broward Blvd parcel under development consideration by Lennar Builders, dweiss@hawkslandingpoa.com, 954-914-4277

Mr. Weiss came to speak about a proposed renovation of property that may affect the acres. This property is on the corner of Hiatus and Broward Boulevard. When Hawks Landing was developed it agreed to set aside this parcel for the school board. The school board originally wanted to build a middle school and later changed this to an elementary school. Hawks Landing carved out this parcel and deeded it to the school board. Hawks landing said that it was too small for a school. The land has sat and brought in no revenue for years. The school board now wants

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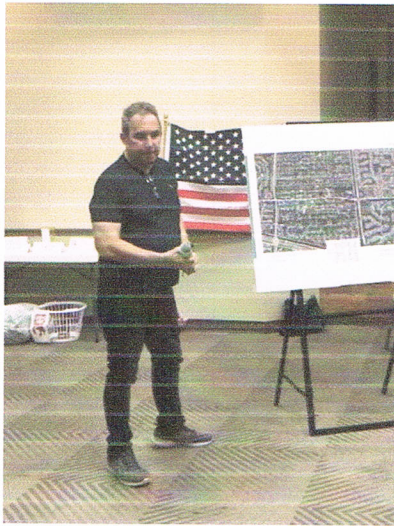
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to create revenue from the property and put it up for sale to 10 bidders. The successful and highest bidder (\$10.1M) wants to build 110 units on the parcel. A petition was started that is gaining signatures to prevent the building of 110 units. Please go to the link below for more information and to sign the petition. We want to make sure that what ever happens, it is compatible with the needs of the surrounding area including traffic.

<https://www.change.org/p/plantation-citizens-promoting-smart-development-in-plantation>



Membership: Our treasurer Jesse Varnell shared with us that since January, we have added sixteen new members. This is ahead of where we were last year. Jesse also discussed issues with the roads that were paved in the acres. There are cracks on some of the newly paved roads. If you have these issues, please send a picture and address of the problem area to Jesse. He will put all these issues together and will approach the city so that we can get these areas fixed. We have also arranged community service hours for our High School students to help with this. Please send pictures and addresses on issues you find or if you have any further questions to Jesse@pahaf1.org

Saving Sage: Board Member Donna McCormack indicated that \$140 went to Saving Sage from our Dream Dinners fund raiser. Saving Sage is working on a catch and release program. It also provides community service hours for children that are 14 years of age or older.

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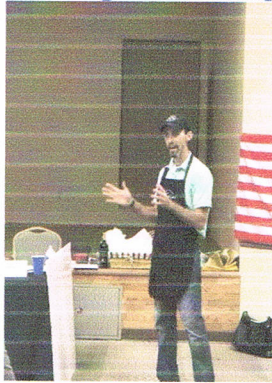


Business Spotlight:

Saffrano Fast Casual Bistro Restaurant, provided taste testing samples to attendees. The Saffrano menu consists of tastes from different cities all over the world, including homemade ice-cream! They are open for breakfast, lunch and dinner between 8:30-9:00 pm every day except on Sunday when they close at 3 pm.

Taylor Clemmer, Restaurant Owner, 954-533-5278,

Taylor@saffranocrepe.com www.saffranocrepe.com



ClaimPros

Kevin Lugo, Public Claims Adjuster, raffling off a bottle of wine! “All it takes is one shingle to get your entire roof replaced! “If you have a leak in your kitchen, you can have your entire kitchen replaced.” Insurance companies love to take advantage of homeowners and Kevin likes to help homeowners out. He will file the claim for you and follow the process all the way through. He mentioned the Florida Matching statute that says that everything must match when there is damage. The statute of limitations for Hurricane Irma damage is three years.

954-448-2510 klugo32@yahoo.com <https://www.claimpros.com>



**Congratulations to
Winner Robin Fractenberg!**

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Designs by Gina Baker, raffling off very special hand-crafted items. Resident of the acres for 21 years. She creates beautiful portraits and hand-crafted items.

Gina Baker Artist, 954-914-2111, gbaker906@bellsouth.net



Congratulations to Winner Anita Manning



Congratulations to Winner Doc (Ed) Szerlip!!

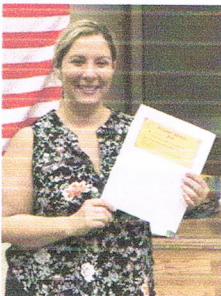


Congratulations to Winner Ray Semaska!!

Miriam to the Rescue Miriam raffling off an hour of babysitting service. Zuazo, Babysitter, 954-260-0448, mrszuazo@hotmail.com



Congratulations Winner Jenn Fain!



Winner Elvia Zuazo gets 25 % off cleaning for her home as she tries out Sunny Sunrise Cleaning Services!

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PJ's Real Estate Corner: 44 properties are active. The highest one is \$3.2M and the lowest one is \$480K. Four sales are pending. Six sales are active with contracts - the highest one is \$1.5M and the lowest is \$429K. Vacant land prices range from \$1.6M to \$290K.

Future Meeting Speakers and Events (Schedule subject to change)

March 8 - Community Garage Sale at Volunteer Park

March 24- Marty Kiar, Broward County Property Appraiser

April 21- Bryce Pierce, South Region Wildlife Assistance Biologist, Division of Habitat and Species Conservation

May 19 - Officer Daryl Radziwon City of Plantation Police, Neighborhood Watch

Meeting End Time 8:50 PM

Next General Meeting Date: March 24, 2020

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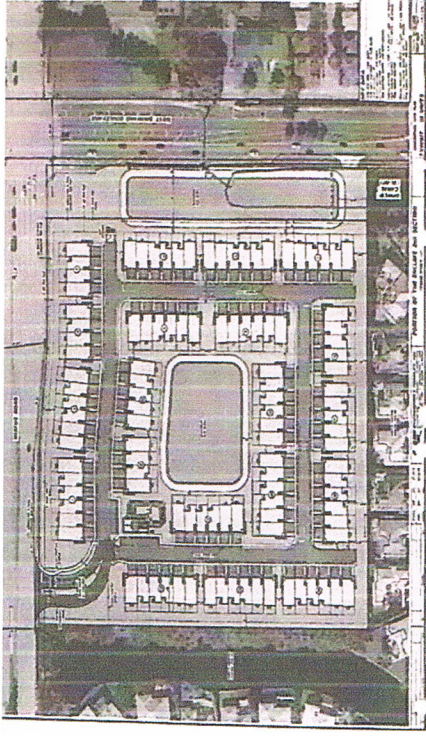
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PETITION

PETITION IN OPPOSITION TO PLANNED DEVELOPMENT OF THE 13 ACRE PARCEL LOCATED AT THE S.E. CORNER OF BROWARD BOULEVARD AND S. HIATUS ROAD, PROPERTY FOLIO NUMBER: 5041 07 15 0020



We, the undersigned Citizens of the City of Plantation, have been presented and have reviewed a proposal for development of the 13 acre parcel located at the S.E. Corner of Broward Boulevard and S. Hiatus Road, property folio number: 5041 07 15 0020. We have also reviewed the proposed site plan provided to the City of Plantation by the property owner (above)

We adamantly oppose the development of the parcel as proposed in the attached site plan due to the Owner's requested increase in density from Low-3 Residential (3 units/acre) which is that density provided for in the underlying adopted future land use plan and which is consistent with over 84% (over ¾) of the surrounding adjacent property, to a requested 8.6 units/acre or 110 units on the approximate 13 acre parcel, which is inconsistent with over 84% (over ¾) of the surrounding adjacent property. We strongly recommend that the City defer the Owner/Applicant's development request including the future land use plan amendment, rezoning and site plan applications until such time as the Owner/Applicant amends its development request to provide for a suitable site plan complying with the underlying (Low-3 residential units/acre) density mandate. Clearly, in its present format, the Applicant Owner's request for development must be deferred prior to being scheduled or being placed on any agenda for the Planning and Zoning Board and/or the Local Planning Agency.

Once the petition is complete, the compiled results will be hand-delivered to the City Council, the Mayor's office, the Planning and Zoning Board and the Chair (staff) for the Planning and Zoning Department in order for the City to gauge public opposition to this development effort. As a result, time is of the essence to obtain your agreement to the petition.

You may provide your support of this petition by any channel suggested in the red box below, please indicate the following:

1. Property address
2. Names of all the adults that reside in your household that are in agreement with this petition.
3. May we provide your email address on this petition?

If you have any questions or concerns, please do not hesitate to contact David Weiss at dweiss@hawkslandingpoa.com.

**CALL, STOP BY, OR EMAIL THE HLPOA OFFICE TO SUPPORT THIS PETITION:
(954) 472-4000 HLPOA@HAWKSLANDINGPOA.COM**

MORE THAN
12 YEARS'
EXPERIENCE
★★★★★



Public Claims Adjusters
Residential & Commercial Insurance Claims
1500 Gateway Blvd, Suite 220, Boynton Beach, FL 33426
www.ClaimPros.com

WHAT IS A PUBLIC ADJUSTER?

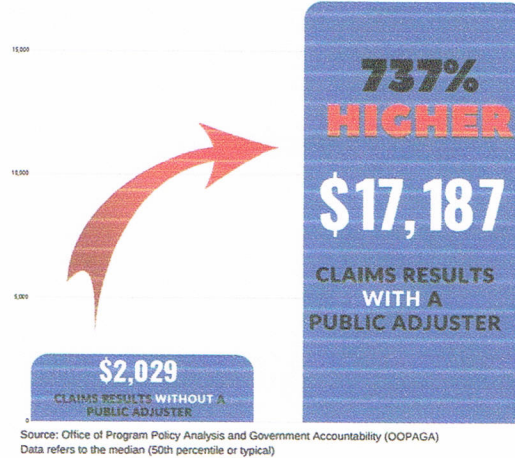
When you submit an insurance claim, your insurance company employs a professional adjuster who evaluates the situation and recommends an estimate. This adjuster has the best interest of the insurance company in mind, not yours! It is crucial that you contact Kevin Lugo, a licensed commercial and residential public claims adjuster, who will represent you, the homeowner throughout the entire claim process. Kevin will ensure a smooth transaction from start to finish, including maximum recovery amounts for your damages.



Kevin Lugo
Public Adjuster #W581990
(954) 448-2510
Klugo@claimpros.com

DOES YOUR PROPERTY HAVE ANY OF THE FOLLOWING?

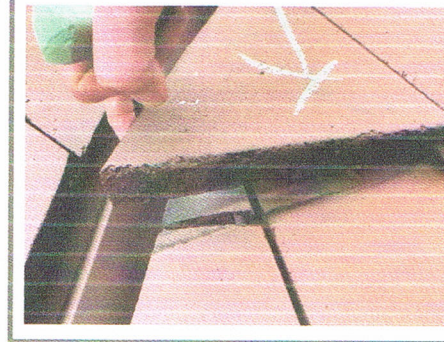
- Roof damage (Cracked or missing tiles).
- Leaks under kitchen sink or in cabinets.
- Water stains or ceiling leaks.
- Plumbing issues or broken pipes.
- Water damage to walls or floors.
- Water heater/ AC unit leaks.
- Washer/Dryer/Dishwasher leaks.
- Smell or presence of mold.



CLAIMS DEADLINE
Few Months left!

WE CAN STILL FILE A HURRICANE IRMA CLAIM!

If your roof shows any signs of wind damage (ceiling leaks, broken, cracked, or missing pieces), call me to schedule a complimentary property inspection and assessment.



ATTENTION! Public adjusters have up to 3 years from the date of loss to file a claim on your behalf. If you have experienced any of the issues listed above in the last 3 years, Kevin may still be able to recover money for the damages you sustained.

FILED A CLAIM AND GOT DENIED OR UNDERPAID?

Kevin has the ability to re-open previously filed claims for both commercial and residential property owners, even if they were denied or underpaid. If you, the property owner, filed a claim yourself without using a public adjuster, the chances are you may not have been fully compensated for all of your damages. Call Kevin to schedule a complimentary claim review and assessment of your property.

Bruce
3 reviews

★★★★★ 2 days ago

Love this company. They did a terrific job for me when my house flooded and also for my mother when she had roof problems. They did all the work talking to and fighting with the insurance company to get us more money so we were able to fix everything.

Royal Mortgage USA Corp.
10 reviews

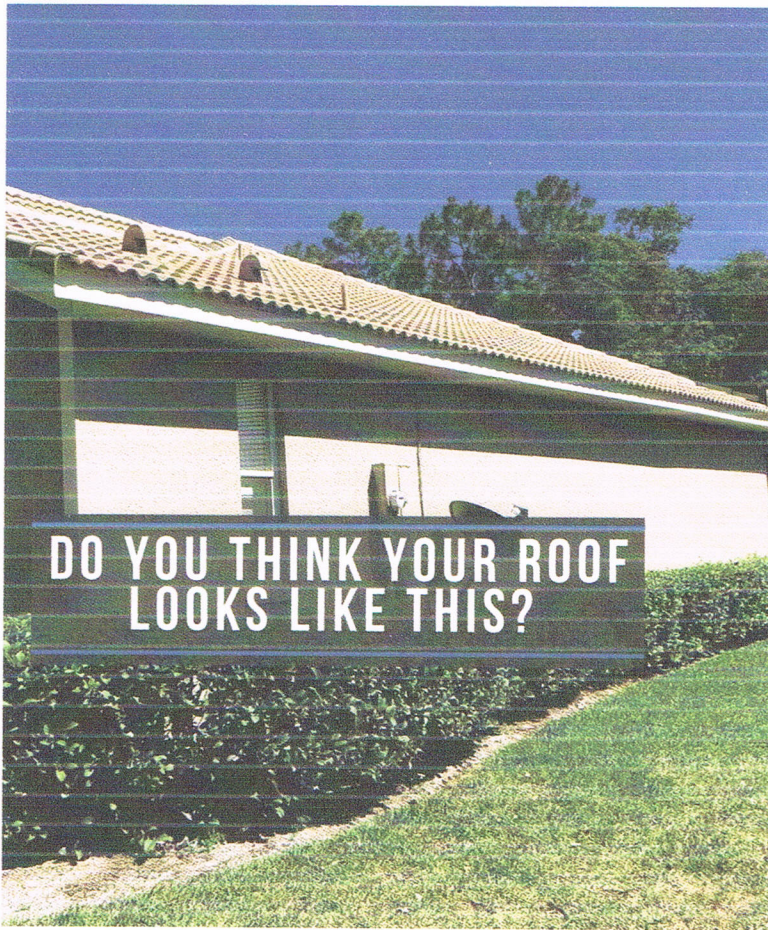
★★★★★ a year ago

Great company! We recommend business as well!!! Amazing team.

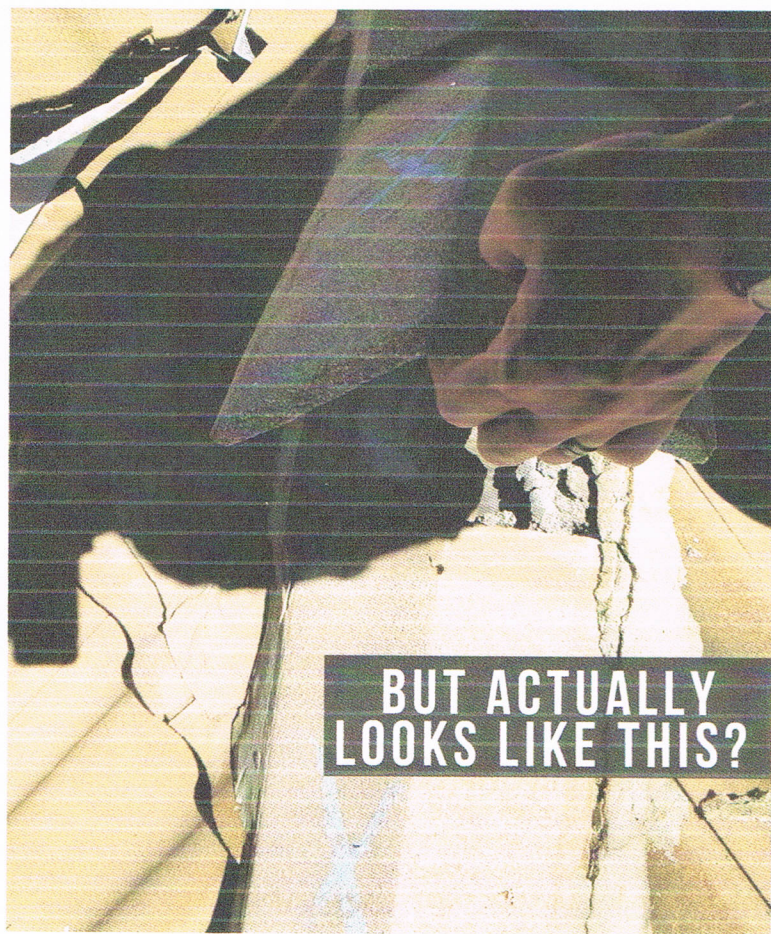


HABLAMOS ESPAÑOL

References are available upon request



DO YOU THINK YOUR ROOF LOOKS LIKE THIS?

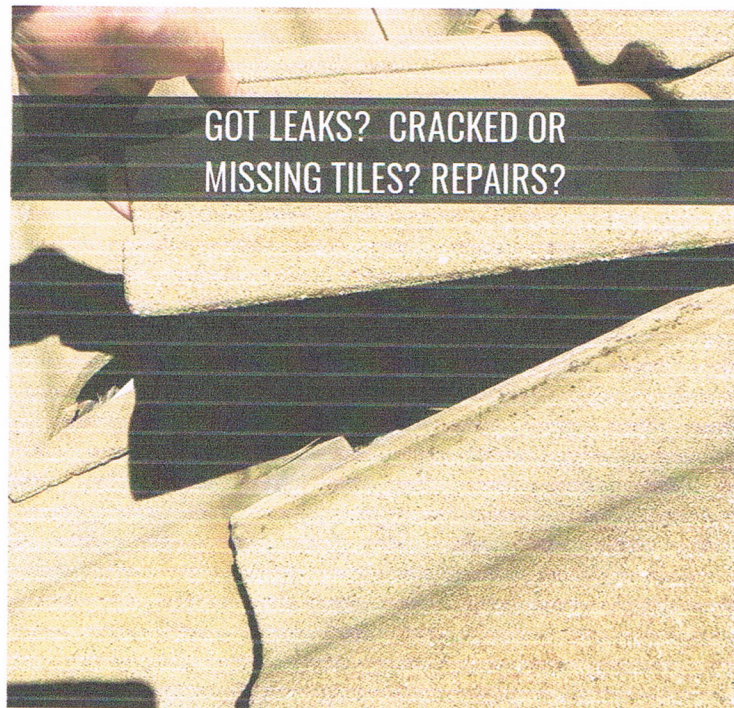


BUT ACTUALLY LOOKS LIKE THIS?

TIME IS RUNNING OUT! ROOF OR STORM DAMAGE?

We are licensed Public Claims Adjusters who help homeowners with insurance claims to level the playing field and maximize the recovery!

**Not Filed - Underpaid - Denied
Not sure if you're owed for a new roof?**



GOT LEAKS? CRACKED OR MISSING TILES? REPAIRS?

Call Kevin to perform a complimentary 11-point inspection of your property (interior and exterior).
www.ClaimPros.com (954) 448-2510

THIS IS A SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT



- CREPES & WAFFLES -



Saffrano

- FAST CASUAL BISTRO -



MENU



crepes

MARRAKESH

GRILLED SHRIMP, CURRY, SPICED
COUS COUS, MANGO CHUTNEY,
AVOCADO. - \$15

MUMBAI

GRILLED CHICKEN IN A COCONUT-
CURRY SAUCE WITH SESAME
SEEDS AND FRESH MINT. - \$13

MOSCOW

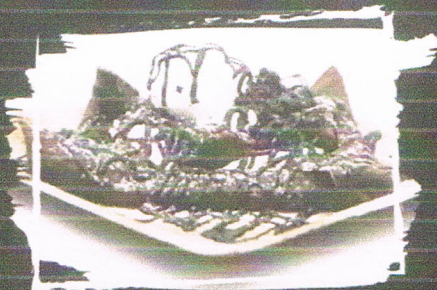
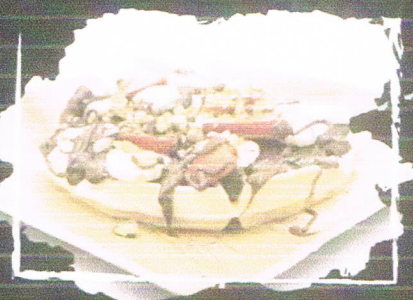
-STROGANOFF-
SIRLOIN WITH CREAMY
MUSHROOM SAUCE. - \$14

PARIS

GARLIC MUSHROOMS, GREEN APPLE,
BRIE CHEESE, CARAMELIZED
ONIONS AND PECANS. - \$13

CAPRI

PROSCIUTTO HAM, ROASTED TOMATOES,
FRESH MOZZARELLA, HOME-MADE PESTO
AND BALSAMIC REDUCTION. - \$14



CUSCO

LOMO SALTADO - SAUTEED SIRLOIN,
RED ONION, BELL PEPPER, TOMATO,
CILANTRO SAUCE. - \$14

MARSELLA

GRILLED CHICKEN AND MUSHROOMS
WITH GARLIC AND WHITE
WINE CREAMY SAUCE. - \$13

OSAKA

SMOKED SALMON, CUCUMBER,
SOUR CREAM, AVOCADO
AND SWEET-SPICY SAUCE. - \$15

ACAPULCO

BEST QUALITY GROUND BEEF, REFRIED
BEANS, PICO DE GALLO, FRESH CHEESE,
GUACAMOLE, SOUR CREAM. - \$13

BOLOGNA

BEST QUALITY GROUND BEEF,
NATURAL TOMATO-BASIL SAUCE,
TOPPED WITH PARMESAN CHEESE. - \$13

desserts

KEY WEST

- CREPE -
KEY LIME PIE CREAM,
PIE CRUST CHUNKS
AND LIME ZEST. - \$6

VELEZ

- WAFFLE -
GUAVA SWEET REDUCTION
WITH FRESH CHEESE. - \$6

BOSTON

- CHOCOLATE BATTER CREPE -
BROWNIE, VANILLA ICE CREAM
AND CHOCOLATE SAUCE. 8

FARIGLIANO

- WAFFLE -
NUTELLA, STRAWBERRIES, BANANA,
HOMEMADE ICE CREAM (OF CHOICE)
AND ROASTED PISTACHIOS. - \$7

BUENOS AIRES

- CREPE -
DULCE DE LECHE, BANANA
HOMEMADE ICE CREAM (OF CHOICE)
AND COCONUT WHIPPED CREAM. - \$8

Breakfast

NEW YORK

WAFFLE - BENEDICTINE POACHED EGG, TURKEY BACON AND CHIVES. - \$9



RIO

CREPE - SCRAMBLED EGGS WITH SWEET CORN, MELTED CHEESE AND ACAI SAUCE. - \$9



DC

WAFFLES - ALMOND BUTTER, BANANA, HONEY, ROASTED ALMONDS AND BLUEBERRIES. - \$9



STOCKHOLM

CINNAMON ROLL WAFFLE. - \$8

BOGOTA

CREPE - SCRAMBLED EGGS WITH ONIONS, TOMATO AND FARM CHEESE. - \$9

SOUPS

MADRID ROASTED TOMATOES AND BELL PEPPERS CREAMY SOUP. - \$7

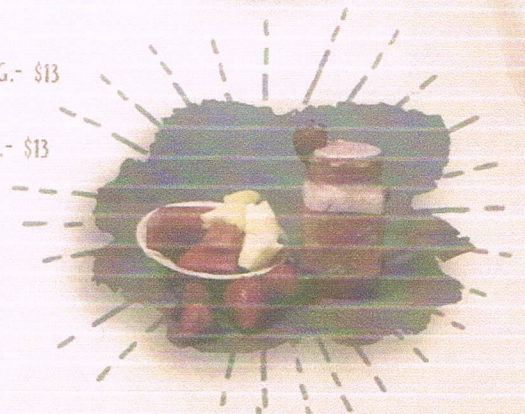
VERONA ZUCCHINI CREAMY SOUP AND GARLIC CROUTONS. - \$7



SALADS

IBIZA SHRIMP, ZUCCHINI NOODLES, ROASTED BELL PEPPERS, SAFFRON DRESSING. - \$13

ATHENS CHIKEN, CUCUMBER, RED ONION, TOMATOES, OLIVES, TZATZIKI SAUCE. - \$13



SMOOTHIES

PUNTA CANA PASSION FRUIT, MANGO, ORANGE AND PEACH - \$7

PALM BEACH BANANA, STRAWBERRIES, BLUEBERRIES - \$6

CARTAGENA LEMON MINT AND COCONUT CREAM - \$5

CURACAO WATERMELON, STRAWBERRIES AND PINEAPPLE - \$5

PENNSYLVANIA MILK, CHOCOLATE, ALMOND BUTTER, WHIPPED CREAM - \$5

