



# PACA News

October-December 2010

Volume 2 • Issue 4

## Chapel Pines: A challenging journey to our viability

By David Quinones, Chairman  
PACA Membership Committee

Chapel Pines is a community situated on Curley Road in Wesley Chapel. It has 614 dwellings whose builders include Lennar, US Home and Maronda Homes. The community's development began in 2001 and was completed in 2006.

In the Fall of 2006, Chapel Pines was turned over from the developer to homeowner control. However, that did not come without challenges. The newly-assembled HOA had to address major issues that were not in the best interest of its viability:

- First, the HOA required management stability. A thorough search was made to change the management company, with one that didn't have any preexisting ties to the outgoing developer. The process was completed smoothly and achieved much-needed stability.
- The second challenge was the replacement of our HOA attorney. The community sought and attained one of the best law firms in the practice of community association law.
- Thirdly, all maintenance contracts were reviewed. Costs were minimized without any negative effect on the quality of service.
- Lastly, but our biggest challenge, was our community's 15 year bulk-rate cable service contract and the financial burden it had become for our association.

This cable service hardship began in 2007 and worsened throughout 2008, as HOA account delinquencies rose and home abandonment occurred. The HOA attempted measures to stop the "financial bleeding." Despite these efforts, the situation remained unchanged and the association could not pass a fiscal stress test.

Finally, the HOA was able to work out a deal which had us pay off the outstanding cable balance via a promissory note agreement with the cable company. In return, the contract was terminated. Homeowners were allowed to negotiate directly with any service provider of their choice.

The homeowners still benefitted, but in a different way: their individual savings for service bundling exceeded bulk-rate basic cable savings.

The challenges aside, the HOA has looked to effective and cost-efficient ways to expand

its communication venues. Our HOA newsletter is published for free through the assistance of the St. Petersburg Times. The connection was made possible by a communication program hosted by PACA in 2009 that made members aware of such a service.

The Chapel Pines website is also free, due to the public availability of Google's blogspot. It has user-friendly templates that make it easy to create a website for any HOA.

Communities have to pursue every way possible to be relevant and cost-effective in order to meet our fiduciary responsibility. We have done

so to our satisfaction, and without additional cost to our homeowners.

Chapel Pines has successfully moved forward in its journey to viability. The direct, deliberate approach in working through these challenges has allowed this to be possible.

Our association has been a PACA member for three years and has benefitted from this communal relationship.

Hopefully, this "survival story" can be an inspiration to and reference point for our fellow PACA members.

Excelsior!



*A pastoral setting among the homes in Chapel Pines.*

## *In memoriam*

# Al Marden: PACA's 'man for all seasons'

By Jim Flateau  
PACA president

Alfred B. "Al" Marden, who died Aug. 21 at age 74, was truly a "man for all seasons."

"He loved everything about life and there wasn't anything that didn't interest him," said his widow, Annie. The couple would have been married 21 years this New Year's Eve.

Al joined PACA in 2007, shortly after the association was formed. He attended virtually every monthly meeting, prepared to ask well-informed and insightful questions of guest speakers and PACA Board members alike.

Annie said, "He'd warn me on second Wednesdays not to plan anything for Thursday. He had to get ready for his PACA meetings."

For the past year, Al has been the driving force behind this newsletter. He took copious notes at each meeting to prepare for writing his articles. He then coordinated the printing and distribution of the final product.

Annie reminisced recently about the man she called "Mardo," explaining no one has been able to tell her exactly how he earned that nickname.

She said it dates back at least to his days at the University of Maryland in College Park, where he studied electrical engineering – and his lacrosse ability earned him "all-star" status.

She joked that "Engineers are normally these staid individuals, and a little boring. They can't deviate from this path they're going down. They need a T-square just to hang a picture!"

She added, "But Al was flamboyant, fun and an unusual engineer. He had this humor about him to make people laugh. He loved people."

Throughout his career, Al drew design plans for most of the hospitals in Maryland, where he worked most of his life.

He was president of Kidde Corp., spending time with their engineering clients in Japan, Egypt and all around the U.S.



Annie and Al Marden

He also served as a trouble-shooter for many engineering firms with problems they could not solve.

Six years ago, the couple relocated to Florida to be closer to family. Al and Annie lived in New River Township.

Besides Annie, Al is survived by his two children, four step-children, 14 grandchildren and five great-grandchildren.

Al adopted Annie's love of fishing. She recalled their many days fishing together, often off Clearwater Pier.

He became involved in her other interests as well: "Al would be out in the yard every day, feeding the birds and inspecting the plants."

He was an avid reader on just about every topic – balancing that pursuit with his other interests, which included golf and sailing.

"Al was also a marksman with guns as well as with a bow and arrow. Until one day, he just decided he didn't want to kill animals anymore."

At Al's memorial service at St. Leo's chapel, a family member recalled that, hardly a week before he died, Al had said, "When it's my time to go, I'm ready. I've packed three lifetimes into one livin'."

Nodding in agreement, Annie later noted that Al slept for only about four hours each night. Her daughter once called to get Al's opinion on something – at 3 a.m.

But there was a flip side to that as well. Her daughter sometimes begged that she not tell Al about some college project she was working on. That's because Al would do his own research on those projects and send her detailed reports – and then quiz her on how well she had studied and understood his material.

Annie noted most people give bland answers to the question "How are you today?"

For Al, Annie said, there was always one emphatic, positive response to that question.

"Perfect!," Al would say. Life to Al was – always – perfect," she sighed.

## Directors

### President

Jim Flateau

JFlateau@mypaca.org

### Vice-President/ Treasurer

Jerry Lynn

JLynn@mypaca.org

### Secretary

Margie Bradley

MBradley@mypaca.org

### Communications

Steve White

SWhite@mypaca.org

### Government Affairs

Fred Krauer

FKrauer@mypaca.org

### Membership

David Quinones

DQuinones@mypaca.org

### Programs

Wayne Mooney

WMooney@mypaca.org

## Meeting Info

Second Thursday of

Every Month

at 7pm

Land O'Lakes

Community Center

5401 Land O'Lakes

Boulevard

(US Highway 41)

## Website

[www.myPACA.org](http://www.myPACA.org)

## Programs for this Quarter

October 14

County Commissioner  
Ann Hildebrand

November 10

'Conducting successful meetings'  
Community Associations Institute

December 9

Annual PACA meeting  
and Board elections

# PACA takes position supporting more road deputies

By Fred Krauer, Chairman  
Government Affairs Committee

It all began after PACA heard about county budget plans for the coming fiscal year from Commissioner Pat Mulieri on May 13 and Sheriff Bob White on Aug. 12.

After the sheriff's presentation, members attending our Aug. 12 meeting told the Board of Directors that they wanted PACA to go on the public record seeking more money for sheriff's deputies on road patrol throughout the county.

This is about the first time that I can recall PACA members telling the Board that they wanted to take a written, public stand on an issue of importance to virtually all members.

Following email discussions, the PACA Board voted unanimously on Aug. 23 to adopt the resolution shown at right.

Then we faced a timing crunch:

- The Board could hold the resolution until the Sept. 9 regular PACA meeting to ask members to formally adopt it. But if the Board did, the resolution could not have been considered by the Pasco Board of County Commissioners (BOCC) until its next meeting after that, on Sept 21.

- But Sept. 21 was also the date the BOCC was going to adopt the budget – which would have left little, if any, time for consideration of PACA's resolution.

Instead, the PACA Board presented the resolution to the BOCC at its morning meeting on Sept. 7. (That night, the BOCC held its first public hearing on the budget.)

PACA president Jim Flateau presented the resolution to the BOCC, making this suggestion in his brief remarks:

"Substantially increasing the number of road deputies would require this Board to reallocate the equivalent of less than one percent of the General Fund. The sheriff's fiscal management has allowed him to return nearly \$5 million in unspent funds at the end of fiscal years since 2007. We hope he can identify areas of savings now, usable for salaries, before the start of the fiscal year."

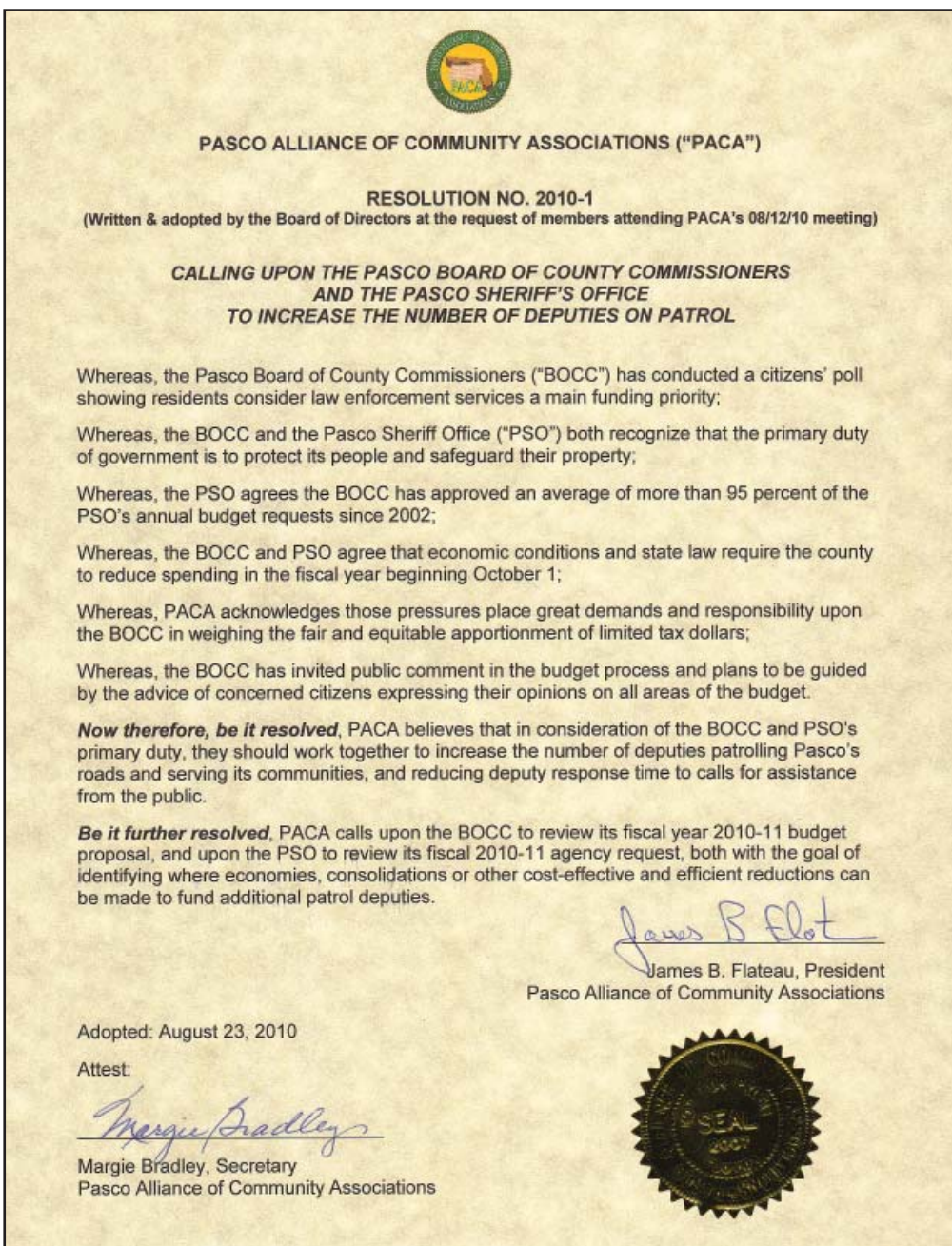
The BOCC exercised its judgment and declined to give the sheriff additional funds.

We all know we're not going to see PACA's advice taken every time its offered.

I think it is important that we showed PACA is willing to take public stands on issues of importance to our members.

The PACA Board expects members will opt to take positions on issues again. That's another reason why it's important that members attend PACA's meetings and voice their opinions.

We need member input to help pick the issues we care about, and to decide the position that we take on them.



If PACA members have any issues that they cannot find a solution to and would like PACA to help, they can email PACA President Jim Flateau at [JFlateau@mypaca.org](mailto:JFlateau@mypaca.org) or Government Affairs Chair Fred Krauer at [FKrauer@mypaca.org](mailto:FKrauer@mypaca.org).

Advertising in this newsletter is easy & affordable! Contact Kelly at (813) 661-2458 or email: [kmariskanish@sptimes.com](mailto:kmariskanish@sptimes.com). The St. Petersburg Times prints PACA's newsletter at no cost to members, with its costs defrayed by the advertising on page 4. So keep in mind the advertisers who support our newsletter!

# Florida's Leading Landscape Contract Management Service

## Specifications & Bid Management

### Clients Include:

Westchase | Cheval | Lakewood Ranch  
Innisbrook | Black Diamond | Southern Hills  
Cory Lake Isles | Gateway | Oakstead

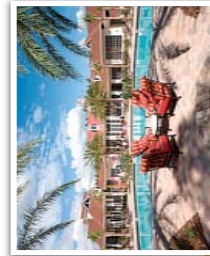
### Custom Specifications

## Performance Payment™ Contracts Contractor Management

Contact Tommy Medlock,  
President

**800-615-3656**  
www.olminc.com

FA-50163



## RIZZETTA & COMPANY

INCORPORATED

*Serving communities for over 20 years!*

Full service management firm specializing in  
Community Development Districts, (CDD),  
Amenity Management, HOA,  
Condo Assoc. and POA

Request for information or a management proposal,  
email: [info@rizzetta.com](mailto:info@rizzetta.com)

Tampa: (813)933-5571 / Wesley Chapel: (813)994-1001  
[www.rizzetta.com](http://www.rizzetta.com)

FA-57548



## MANAGEMENT AND ASSOCIATES

### Professional Property Management

Licensed Staff Providing Full Service  
Professional Property Management

### PINELLAS \* PASCO \* HILLSBOROUGH

*We are committed to providing a desperately needed service to the Boards of  
Directors and the Membership of Condominiums and Homeowner  
Associations, catering to all diversities of communal living.*

Member of

C.E.O.M.C.

CALL NOW FOR A FREE CONSULTATION

(813) 433-2000 \* (877) 626-2435 \*

[WWW.MGMT-ASSOC.COM](http://WWW.MGMT-ASSOC.COM)



COMMUNITY  
ASSOCIATION  
INSTITUTE

FA58043

## STRALEY & ROBIN

Attorneys At Law

1510 W. Cleveland St.  
Tampa, FL 33606

Direct: 813-901-4944  
Tel: 813-223-9400  
Fax: 813-223-5043

FA57849

Brian K. Lamb  
CEO



## District Management Services, LLC

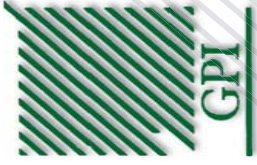
Phone: 813-873-7800 • Fax: 813-873-7070  
[www.dms-us.com](http://www.dms-us.com)



Full Service Management Firm  
Specializing In Community  
Development Districts and Special  
Taxing Districts

FA57854

The Industry Leader - Serving Over 45,000  
Tampa Bay Families Since 1974



## Greenacre Properties Inc.

Professional Management &  
Accounting Services For  
Homeowner & Condominium  
Associations

Jeffrey L. Greenacre, CPM®



COMMUNITY  
ASSOCIATION  
INSTITUTE

813 **600-1100** • 4131 Gunn Highway, Tampa, Florida 33618  
FA59519



Kelly A. Moran, CMCA, AMS, PCAM, Vice President

## RAMPART PROPERTIES, INC AAMC

10012 N. Dale Mabry Hwy, Suite 102  
Tampa, FL 33618

Phone: 813-963-6400 Fax: 813-964-8582

[www.rampartproperties.com](http://www.rampartproperties.com)

FA50239



Vanguard  
Management  
Group, Inc.



## Delinquencies?

**Landlords Not Paying Association Dues?  
Let us collect them...and very quickly!**

9300 North 16th Street • Tampa, Florida  
(813) 930-8036 • Fax (813) 930-9615  
[www.vanguardmanagementgroup.com](http://www.vanguardmanagementgroup.com)

Collections ... with an Attitude!

FA61238