

## Chairman's Notes

January 12, 2024

### **I wish everyone a Happy New Year.**

This is a busy time of year for the CSA and the board. This month we have elections for the Board and ARC positions, and special board meetings to review the ARC guidelines for 2024. Two ARC hearings are scheduled for this month, and we have a Board planning meeting as well as a regular Board meeting. I almost forgot, budget work continues, and our annual meeting of owners is scheduled for Wednesday, February 7<sup>th</sup> at 2 pm.

The condos are all having their annual meetings and conducting their own elections for 2024. Please attend your neighborhood condo meetings as they need a quorum to be able to elect their officers and conduct business.

As I mentioned earlier, we are electing CSA board members as well as ARC members in districts 0,2,4,6 and 8. The election will be on **January 22, 2024, in the Plantation Manor, 10:00 AM to 4:00 PM. Please bring a photo ID. Please come out and vote for the candidates of your choice! On January 17, 2024, at 2:00 PM prior to the Board meeting, there will be a chance to Meet the Candidates in the Manor. Please come out and talk to the candidates.**

I am sure everyone is still interested in the budget and the budget process. The CSA Manager and the Finance Committee are working to get our 2024 budget ready. We are now going into draft #3 of the budget. We have more information to add to the budget, we have met with our insurance agent and have an insurance policy for 2024. Our accounting department is working to get our books closed for 2023 so that we will have the information needed to complete the budget for 2024. I will share the new proposed assessments for 2024 on February the 7<sup>th</sup>, at the annual meeting.

As for the year-end financials, they are not available yet and will not be until next week, I am sure that the CSA manager will include them in his next report which will be in the Happenings.

Our annual meeting of the owners is scheduled for February the 7<sup>th</sup>, it is important that you plan to attend this meeting. We will need a quorum to conduct business at this meeting. If you cannot attend the meeting, please

complete a proxy, and turn it in to the CSA office. If we do not get a quorum for this meeting, we must reschedule. It is required by Florida statute that we conduct a meeting every year.

Sheriff Ivey will be our guest speaker at the annual meeting. I am sure you will enjoy hearing the Sheriff's presentation. He is an excellent speaker and always has a great message to share.

And for some good news... we are hosting a **Celebration**, a golf tournament, and luncheon, on Friday, February 2nd. This is to celebrate the final payment of our mortgage for the golf course. The last \$100,000 check will be paid and will satisfy our note. If you would like to attend the luncheon, please go by the golf shop and sign up for the luncheon which is \$25 per person, if you would like to play golf, the tournament is \$10 plus any green fees you may owe. You will find all of the details in the January 5th Happenings.

The golf course maintenance team is now preparing for our renovation. You may see some brown areas around the greens and approaches to the greens, this is expected and is a normal part of the renovation process.

The CSA maintenance staff has been busy repairing water leaks, drainage issues, potholes, and several other infrastructure related issues.

There has been some concern expressed regarding the use of our Shuffleboard courts for other sports activities. CSA has approved the use of the courts for Cornhole. Please do not interfere with these owners playing Cornhole, they have permission to use the courts. There is a proposal before the board to reconfigure four of the shuffleboard courts for Cornhole play.

For this issue of my Chairman's Notes, I decided to give you a copy of our Sign Policy which is one of our rules that seems to be a problem about every four years during the presidential elections. Please comply with this policy. If for any reason you have questions, please contact your district representative for assistance.

Cliff Creech  
Chairman

## SIGN POLICY

05/09/2013 Motion 2013-39; approved 5/15/2013, Amended 1/15/14, 11/15/2017, 2/21/2018, 5/15/19.

### YARD SIGNS IN GENERAL:

1 All signs must be set at least 5 feet from the edge of the road and 5 feet from the side property line.

2 Signs attached to trees are not allowed.

3 Household name signs and address signs are addressed by The Architectural Review Committee Guidelines.

Motion 2013-44; approved 5/15/2013 Motion 2013-47; approved 5/15/2013.

4 The CSA Manager can grant relief where compliance with this policy is not possible.

5 A "road" for the purposes of this policy is defined as: That portion of a CSA maintained street improved, designed, or ordinarily used for vehicular travel, including concrete water runoff curbing where used.

Motion to Amend #2014-1; approved 1/15/14.

### FOR SALE / RENT SIGNS:

All Real Estate signs shall be white with black lettering, and shall be 12 inches high by 18 inches wide. One For Sale sign and one For Rent sign per property is permitted. Two hang-down signs may be attached to the For Sale and For Rent sign. These hang-down signs shall not exceed 6 inches high by 14 inches wide. If the property backs on the recreational areas, an additional For Sale and For Rent sign may be placed facing the recreational area on the owners' property 5 feet from all property lines. Sold signs shall be removed within 5 days after the date the sold sign has been placed on the property.

Motion 2013-44; approved 5/15/2013 Motion 2013-48; approved 5/15/2013 Revised motion 2017-30; approved 11/15/17 Revised motion 2018-11; approved 2/21/2018.

OPEN HOUSE SIGNS Effective July 1, 2019, No open house directional signs are permitted. Information regarding open houses shall be located at a centralized location outside the CSA office. Standardized display boxes, according to CSA specifications, will be provided by the Brokers and installed by the CSA staff. It is the responsibility of the Broker/Realtor to keep the information up to date. Open house signs may be up to 18 inches high by 24 inches wide and may be in color. Two hang-down signs may be attached to the Open House Sign. These hang-down signs shall not exceed 6 inches high by 14 inches wide. Open house signs are allowed only at the location of the sale. Open house signs may be placed 24 hours prior to the open house and are to be removed immediately thereafter. All open house signs must specify the day and time of the open house.

Motion 2013-44; approved 5/15/2013 Motion 2013-50; approved 5/15/2013 Motion 2019-36; approved 5/15/2019 (page two Sign Policy)

POLITICAL SIGNS: (National, State, Local or Great Outdoors Community.)

The maximum size of Political Signs will be 2 feet by 3 feet. Only one sign per candidate or issue is permitted on a unit. Signs may be displayed up to 30 days before an election day and must be removed within 3 days after Election Day. **No CSA political yard signs are allowed.**

Motion 2013-44; approved 5/15/2013 Motion 2013-51; approved 5/15/2013 Motion 2013-52; approved 5/15/2013 Motion 2013-53; approved 5/15/2013.

SPECIAL EVENT SIGNS:

Special event signs announce events within the Great Outdoors Community such as cluster unit socials, the Activities Committee and events sponsored by recognized Great Outdoors Community groups or clubs. Not more than 10 signs may be posted for a single event. The signs shall not exceed 4 square feet (2 foot by 2 foot) such signs may be placed on CSA property up to 7 calendar days before the event and must be removed within one day after the event.

Motion 2013-44; approved 5/15/2013 Motion 2013-54; approved 5/15/2013.

CONTRACTOR SIGNS: Contractor signs are signs that are placed on an individual's private property while a contractor is performing a job for the

resident of that property. For example, a roofing company is putting a new roof on a private residence. Only one sign is permitted and that sign cannot be any larger than 24" X 36". This sign can only be in place while the contractor is actively working on the job. The sign must be removed no later than the day after the job is completed. Contractor signs and restrictions do not apply to the Developer, and the legally required 36" x 42" permit box is exempt from this policy. Motion 2013-44; approved 5/15/2013 Motion 2013-55; approved 5/15/2013 Revised motion 2017-30 Other Signs: No other signs of any kind may be displayed without the written consent of the CSA.

Motion 2013-44; approved 5/15/2013 Motion 2013-56; approved 5/15/2013

Enforcement: Signs in violation of this policy may be subject to removal or a fine as specified in Cluster and CSA Documents.

Motion 2013-44; approved 5/15/2013 Motion 2013-57; approved 5/15/2013.