

# Paradise Gardens Section II

P.G. II is designed for residents 55 years and older and meets the exemption under the Fair Housing Act

## PAR-TWO NEWS

# March 2019

### CLUBHOUSE UPDATE

**The club house is coming along beautifully and I am sure that everyone in PGII will enjoy some of the new ammenties that will be available to you. When the clubhouse opens, please respect the rules so that we can keep our clubhouse a pleasure to visit.**

### HOMEOWNERS REMEMBER!!!

**Before you put on a roof, new windows, driveway, etc., you MUST get a permit from Paradise Gardens II (there is no charge to PGII) as well as one from the City of Margate!!!...You can call Paul D'Andrea 954-605-7920. Not getting a city permit can result in steep fines!**

### DAYLIGHT SAVINGS TIME!

**Don't forget to "spring ahead" on March 10<sup>th</sup>!**

**We'd like to take this time to wish everyone born in March a Very Happy Birthday!**



Inside this issue

---

Important Numbers.

Your Board

Your District Directors

Committees

Important Reminders

President's Letter

Neighborhood News

PG II Events

Calendar

### Newsletter Contribution

If you would like to submit a suggestion or news item to our newsletter, please email me at [jackiesambataro@comcast.net](mailto:jackiesambataro@comcast.net)

Come meet your neighbors and participate in your community at the HOA meetings.

### NEXT HOA MEETING

APRIL 17, ,2019

7:30 PM

## Important Numbers

Emergency ----- 911

Poison Control  
1-800-222-1222

Condo Accounting  
954-340-0033

Lawn Service (Tommy)  
954-937-4414

City of Margate  
[www.margatefl.com](http://www.margatefl.com)

Police & Fire  
Non-Emergency  
954-764-4357

City Hall  
954-972-6454

Code Compliance  
954-972-1232

Water Department  
954-972-6454

Senior Center  
954-973-0300

Library  
954-357-7500

Northwest Med Center  
954-974-0400

FPL  
954-797-5000

## Corporate Board

President Sharon Hevia [sharhev@bellsouth.net](mailto:sharhev@bellsouth.net)

Vice Pres. Paul D'Andrea [dsbuildinginc@att.net](mailto:dsbuildinginc@att.net)

Treasurer Manuel Hevia [maheviapg2@yahoo.com](mailto:maheviapg2@yahoo.com)

Secretary Susan Butler [susan@tlcdental.biz](mailto:susan@tlcdental.biz)

Director Carol Smith [smith5425@bellsouth.net](mailto:smith5425@bellsouth.net)

Director Al Soler [alsoler@gmail.com](mailto:alsoler@gmail.com)

Director JoAnn Zangle [jaz149@att.net](mailto:jaz149@att.net)

## Committees

Architectural Paul D'Andrea [dsbuildinginc@att.net](mailto:dsbuildinginc@att.net)

Entertainment Theresa McLellan  
Cindy Udermans

House Mgr Al Soler [alsoler@gmail.com](mailto:alsoler@gmail.com)

Newsletter Jackie Sambataro [jackiesambataro@comcast.net](mailto:jackiesambataro@comcast.net)

Screening Gilda Pagano  
Armando Perez Gili [PGTWOHOI@hotmail.com](mailto:PGTWOHOI@hotmail.com)  
[pgili58@hotmail.com](mailto:pgili58@hotmail.com)

Social Club Bob McLellan [TMAC6795@aol.com](mailto:TMAC6795@aol.com)

**Please use the information  
below to communicate with the board.  
Messages will be checked regularly.**

**Thank You**

**Paradise Gardens II  
1650 NW 68 Avenue  
Margate, FL 33063  
954-979-6755**

**[paradiseg2@bellsouth.net](mailto:paradiseg2@bellsouth.net)**

# PAYING YOUR HOA DUES

**Beginning with January Invoices - if you have a current email address, the invoices will be emailed to you. You will not receive an invoice in the mail**

**Pay online at [tinyurl.com/pg2pay](http://tinyurl.com/pg2pay)**

You can control when you pay and set text or email reminders to pay. You can pay using credit or debit cards, or your checking account. Checking account payments do not have a service fee. Credit and Debit cards have a fee of about \$4.95. Fees vary depending on your payment amount.

**Use Direct Debit Authorization**

Your quarterly (January 1, April 1, July 1, October 1) assessments can be automatically paid from your bank account. Complete the Direct Debit Authorization Form below and enclose a voided check. Beginning with the next quarterly assessment, your payment will be automatically deducted from your account.

Your Name \_\_\_\_\_

Property Street Address \_\_\_\_\_

Signature \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

Mail or email the form to us at:

PG TWO HOA INC

c/o Condo Accounting iNC

PO Box 667944

Miami, FL 33166-9408

Email: [PG2@HomeOwnerUSA.com](mailto:PG2@HomeOwnerUSA.com)

**Use your Bank's Bill Pay**

If you use your bank's bill pay, send your maintenance payments to:

Condo Accounting, Inc.

c/o CenterState Bank

PO Box 667944

Miami, FL 33166-9408

## A LETTER FROM THE PRESIDENT

### Happy St Patrick day

**Amendments:** They did not pass.

#### **Rules and Regulations:**

There is a packet in this newsletter of the rules and regulations that you can put aside for a quick reference if you have any questions. These rules are in our Protective Covenants.

**On the Clubhouse remodel:** Things are moving right along. We hope to have it opened by the first of April. We will let everyone know for sure.

**New keys** to the clubhouse will be given out after the first of April.

You will need a picture ID and a utility bill with your name and address.

There will be a \$25.00 deposit for homeowners. Tenants deposit will be a \$100.00 deposit. Deposits are refundable upon return of the key.

We have a web page where you can look up past Newsletters, By-laws and the Protective Covenants. This web site is secure.

The web address is: **paradisegardenstwo.com**

Our email address is: **paradiseg2@bellsouth.net**

Thank you,

Sharon Hevia  
President

Roll Call: All board members present. Joann Zangle arrived late, due to work obligations. A quorum was met.

Meeting called to order at 6:00pm pm By Sharon Hevia.

The meeting started off immediately with questions and concerns about the voting on the amendments for approval.

Many residents were present, most were against the approval of the amendments. The attorney came up to answer questions as best he could, before the votes were turned in.

During the discussion of amendments, some comments were made to add to future agenda, discussion of other topics.

The residents were asked to vote on their ballots and return them to the front of the room where they were collected by the attorney. Results will be posted in the next newsletter.

The continuing of the meeting for general business was difficult. Much time and emotions were spent in discussions about the amendments. Committee reports were as follows:

#### REPORTS OF OFFICERS:

- New Residents present? Sharon asked if we had any new homeowners present. There were none present.
- Treasurer Manuel Hevia reported that we have only 6 or 7 homes that are delinquent and sent to collections, there were 2 that the owners passed away and are in probate with one having an unknown status. These total over \$15,000 when we include the late fees and fines.

#### REPORTS OF THE COMMITTEES:

There were no reports of the committees

#### OLD BUSINESS:

#### NEW BUSINESS

- Clubhouse renovations are well underway and we anticipate a completion in April. There will be a grand reopening.
- As a result of changing the doors, the keys will be replaced and each homeowner will need to get a new key. A refundable deposit of \$25.00 will be collected for each key, if a homeowner would like an additional key or if they lose the key, it will cost another \$25.00 deposit
- Renters will be required to pay a refundable deposit of \$100.00 for use of the clubhouse and pool.
- Volunteers were asked to help with riding around our community to help with spotting code or covenant compliance issues. Three volunteers stepped up: Dody Dauenhauer, Rose Dean and Thelma Lero. Thank you all for your assistance. This will be greatly appreciated by the board and our members.

With no more new business or questions from the floor, a motion was made and seconded to adjourn at 8:40pm

Minutes of this meeting were recorded and completed by Susan Butler – Secretary

Signed today, February 25,2019

SUSAN BUTLER

# **"JUST A REMINDER OF COMMUNITY RULES"**

- **PETS** – No animals of any kind shall be raised, bred or kept within the community for commercial purposes, nor are Owners permitted to house any pit bulls or other aggressive animals. No pets are to be left outside of a home tied up. You must walk them on a leash and pick up after them.
- **Cars** – Resident's vehicles shall be parked in the garage, if any, or upon the driveway. No trailer, or camper, may be kept within the community. A vehicle that isn't running or without a current tag must be removed from the community. No repairing of such vehicles shall be made on the property. If parking in the street, make sure you are on the correct side. Only one side is permitted to park.
- **Residents** – Each home owner must have one resident that is 55 years of age or older residing in the home. Everyone living in your home must be registered and approved to live in P.G. II. If someone is living with you and has not been registered and approved, please contact the Association to get an application to be filled out. No one under the age of 18 year's old is allowed to live here. (Article 4) of the Protective Covenants.
- **Lawn Maintenance** – All lawns shall be fully maintained free from unsightly bald spots or dead grass. Bushes and flower gardens must be kept trimmed and weeded.
- **Alterations and Additions** – No material alteration, addition or modification to any exterior portion of a home, or material change in the appearance thereof, shall be made without the prior written approval thereof having been first obtained from the Board, or Board appointed Architectural Committee.
- **Storage** – No temporary or permanent utility, or storage shed, storage building, tent, or other structure shall be constructed, altered, modified or maintained without the prior written approval of the Board, or an appointed Architectural Control Committee. The personal property of Owners/Occupants must be stored in their respective homes or in outside storage areas (as such shall first be approved in writing by the Board, or appointed Architectural Control Committee).
- **Hurricane Shutters** – If someone is residing at the residence, it shall be prohibited to maintain storm shutters in a closed/secure position. All shutters are to be open. All of the aforesaid hurricane shutter requirements are subject to any and all City, County and State, codes, ordinances and laws, which Owners must comply with.
- **Pool Rules** - The use of the community pool shall be restricted to Owners/Renters, their family members and guest. All posted rules and regulations must be observed by all parties. It is the responsibility of the homeowner to ensure that such compliance is observed by their family and guests. Pool hours are from Dawn to Dust.

# Little Known Facts

Any person who knowingly deposits "mail-able matter" without postage in an established letter box shall be subject to a fine

The Government Accountability Office reports that fines may be as high as \$5,000 per occurrence for individuals...

Several of our PGII residents have security cameras.

March has two full Moons this year!

Mystery solved! While botanists consider tomatoes fruits, the Supreme Court legally declared them vegetables in an 1886 case on import taxes.

One cup of strawberries has more vitamin C than an orange

Over 1000 birds a year die from smashing into windows

Ketchup originated in China as a boiled-down brine of pickled fish and spices call "kechiap".

In the 1980s, Pablo Escobar's Medellin Cartel was spending \$2,500 a month on rubber bands just to hold all their cash.

There really was a Captain Morgan. He was a Welsh pirate who later became the lieutenant governor of Jamaica.

Abraham Lincoln could throw down in the wrestling ring. As a young man, he was only defeated once out of approximately 300 matches. He made it to the Wrestling Hall of Fame with the honor of "Outstanding American."

**D & S BUILDING, INC  
1435 NW 68<sup>TH</sup> TERRACE  
MARGATE, FL 33063**

LIC# CBC 056987 & INSURED

**PAUL D'ANDREA 954-605-7920 EMAIL: [dsbuildinginc@att.net](mailto:dsbuildinginc@att.net)**

**REMODELING\*RENOVATIONS\*FLOORING TILE OR LAMINATE  
KITCHENS\*BATHROOMS\*AND MORE\*WE ARE A FULL SERVICE COMPANY**



**TO OUR CUSTOMERS:**

**As with all business, our customers want their jobs done**

**GOOD & FAST & CHEAP**

**However, through careful research and years of experience, we have determined that it is only possible to give the customers ANY TWO of the above.**

- A. GOOD AND FAST (WILL NOT BE CHEAP)**
- B. GOOD AND CHEAP (WILL NOT BE FAST)**
- C. FAST AND CHEAP (WILL NOT BE GOOD)**

# Advertising



REAL ESTATE SERVICES INC.

PARADISEREALTYINC.COM

5904 Paradise Place Tamarac, FL 33321

**954-775-7542**

Available 7 days and evenings.

 INTERNET MARKETING SPECIALIST®

PaulP@paradiserealtyinc.com

Sales, Leasing and Property  
Management Services



*Paul Pacitti*



Residing in and Serving West Broward for 31 years.

## Senior Housing Shoppers Turn to the Internet For Their Research.

■ 85% of senior home buyers go online to search for a home.

■ 49% of senior home buyers began their research online.

■ 50% of senior home buyers first learned about the home they eventually purchase online.

■ Senior home shoppers place high value on neighborhood information & interactive maps.

■ Good internet exposure and an experienced agent make a winning combination.

*The Right Agent Makes All The Difference.*

Call Gilda Pagano to Place Your Ad at 954-970-5253 or  
**PGTWOHOI@att.net**

### Annual Advertising Rates:

Business Card \$50

1/2 Page \$100

1/4 Page \$75

Full Page \$200

**AAA Cash For Houses, LLC.**

**WE BUY HOUSES.**

Robin Weldy

4474 Weston Road, #133  
Weston, FL 33331  
robin.weldy@homevestors.com

Cell: 954.600.6663

Each franchise office is independently owned & operated.



Podiatric Physicians & Surgeons

**Target Shopping Center**  
21679 State Road 7  
Boca Raton, FL 33428  
**561-482-3338**

**Feit & Goldberg -**  
Foot Specialists, PA  
Nicole Dabul, D.P.M.  
Richard M. Nettboy, D.P.M.  
Kelli M. Ashe, D.P.M.

**Margate Village Square**  
7620 Margate Boulevard  
Margate, FL 33063  
**954-984-9700**

Email: [patientinfo@associatedfootandanklecare.com](mailto:patientinfo@associatedfootandanklecare.com)



# 2019

Sun

Mon

Tues

Wed

Thur

Fri

Sat

					1 Water Aerobics 9:30 AM	2
3	4 Water Aerobics 9:30 AM	5	6 Water Aerobics 9:30 AM <b>BULK PICK UP</b>	7	8 Water Aerobics 9:30 AM	9
10 <b>Daylight Savings Time Begins</b>	11 Water Aerobics 9:30 AM HOA BOARD MEETING 7:30pm	12	13 Water Aerobics 9:30 AM <b>BULK PICK UP</b>	14	15 Water Aerobics 9:30 AM	16
17 <b>St Patricks Day</b>	18 Water Aerobics 9:30 AM	19	20 Water Aerobics 9:30 AM <b>BULK PICK UP</b>	21	22 Water Aerobics 9:30 AM	23
24	25 Water Aerobics 9:30 AM	26	27 Water Aerobics 9:30 AM <b>BULK PICK UP</b>	28	29 Water Aerobics 9:30 AM	30
30	 <b>BULK PICK UP IS NOW EVERY WEDNESDAY!!</b> 					