

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



May 2019



PARADISE GARDENS II IS GONNA CELEBRATE!!!

Its been a “cold, hard” winter, but we finally have something to celebrate! We are having a Clubhouse GRAND OPENING! Mark your calendars for May 18th from 2:00 pm to 5:00 pm. Food and Refreshments will be served.

INDEPENDENCE DAY PARTY

Mark your calendars for the 4th of July party being held on June 30th from 12:00 pm until 3:00 pm. Cost is \$5.00 per person. Food and refreshments will be served. Tickets will go on sale at the clubhouse June 15th and 22nd from 12:00 pm to 3:00 pm.

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!

DATES TO REMEMBER

LINE DANCING
TUESDAYS AT 1 PM
BEGINNING
JUNE 4TH

CLUBHOUSE KEYS
MAY 4TH AND 11TH
11 AM TO 3 PM

NEXT HOA MEETING
May 15th
7:30 PM

CLUBHOUSE GRAND
OPENING
May 18, 2019
2:00 pm-5:00 pm

INDEPENDENCE DAY
PARTY
June 30, 2019
12:00 PM-3:00 PM

BINGO!!!!
WILL START
IN SEPTEMBER
11TH & 25TH 2019
PLEASE NOTE YOUR
CALENDAR!

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

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

Vice Pres. Paul D'Andrea dsbuildinginc@att.net

Treasurer Manuel Hevia maheviapg2@yahoo.com

Secretary Susan Butler susan@tlcdental.biz

Director Carol Smith smith5425@bellsouth.net

Director Al Soler alsoler@gmail.com

Director JoAnn Zangle jaz149@att.net

Committees

Architectural Paul D'Andrea dsbuildinginc@att.net

Entertainment

House Mgr Al Soler alsoler@gmail.com

Newsletter Jackie Sambataro jackiesambataro@comcast.net

Screening Gilda Pagano
Armando Perez Gili PGTWOHOI@hotmail.com
pgili58@hotmail.com

Social Club Bob McLellan 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

PAYING YOUR HOA DUES

Pay online at 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

You can have your quarterly (January 1, April 1, July 1, October 1) assessments 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: Email: PG2@HomeOwnerUSA.com

Paradise Gardens Section Two
c/o Condo Accounting

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

Grand Opening

Your new renovated clubhouse

May 18

Come join us at the big party to see your new and remodeled clubhouse. There will be food and refreshments served.

Please take care of the clubhouse as if it was your home.

We had three ladies to volunteer to do our violations. If you have any questions on a notice of a violation that you received, please email all of your questions and concerns to: Rose – TXAMELIA@yahoo.com

Just a reminder regarding new clubhouse keys: There will be a \$25.00 deposit for homeowners. Tenants will pay a \$100.00 deposit. Deposits will be refunded upon return of the key. These keys cannot be duplicated. **Check or money order only, no cash.**

We have a web page where you can look up past Newsletters, By-laws, The Protective Covenants and Rules and Regulations. This web site is secured.

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

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

Thank you,

Sharon Hevia

Sharon Hevia
President



"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.

Roll Call: All board members present except Joann Zangle due to work obligations. Alternate board member was present. A quorum was met. Meeting called to order at 7:30pm By Sharon Hevia.

REPORTS OF OFFICERS:

Susan Butler (Secretary) Asked for motion to approve the minutes of the February meeting as they were reported in the Par II newsletter. A motion was made by Dody and seconded by Rose.

New Residents present? Sharon asked if we had any new homeowners present. There were none present. Gilda was unable to attend tonight's meeting so a list of new residents was given to the president.

- Mary and Sandra DeSimone – 6870 NW 17th Ct
- Margaret Bruno – 6835 NW 17 Ct.
- Daniel & Norma Miller – 6780 NW 15th St.
- Hilma Lewis – 1400 NW 67 Ave.
- Esther Leal – 6865 NW 17 Ct.
- Dorothy Thomas – 1620 NW 67 Ave (Renter)
- Monica & Wayne Gayle – 1470 NW 66 Terr (Renter)

Treasurer Manuel Hevia reported that we have only 6 or 7 homes that are delinquent, one was foreclosed and the owner paid their balance. We will now foreclose on the next one. There are Liens already posted on the rest, totaling 6. Most due to the owner passing away.

OLD BUSINESS:

Clubhouse Renovations – Paul reported that we are almost done, waiting on a few items and a final inspection. He anticipates it will be completed by the next meeting in May. There were unexpected repairs that were needed which delayed the progress.

- New Keys for the homeowners – The key deposits will be \$25.00 for the owners and \$100.00 for renters. All deposits will be returned when the key is returned.

NEW BUSINESS:

New Keys will be distributed on May 4th and May 11th at the clubhouse from 11:00am until 3:00pm. You will need to bring with you a photo ID and a utility bill with the address and your name on it. These will be verified with our records. Anyone in arrears on the maintenance dues will not be issued a key. Anyone with an unaddressed violation will not be issued a key.

- Renters will also need to bring an authorization form from the owner, stating that it is okay to give their renter a key. (Owners are ultimately responsible for their renters for any damages or liabilities) and may not want to give authorization. Without authorization, we cannot bypass the owners wishes.
- Grand Reopening – is scheduled for May 18, the Saturday after our next meeting. Food will be available and reopening will be from 2pm until 5pm at the clubhouse. We hope to see a lot of people there to see the amenities now available at the clubhouse.
- Management company – it has been brought up that we are looking for another management company as we already had in the past, we do not want to give full control to management, only specific duties such as billing, violation reporting, and enforcing the rules that we have already had in place. They do not nor will they have the ability to create their own rules or fines. The residents have already voted on this years ago, approved. This will not increase your monthly dues. There were questions from the floor about the authority of the management and the fees that will be paid, Sharon reiterated that your dues will not go up.

QUESTIONS FROM THE FLOOR:

Landscaping – the landscapers have been getting sloppy about the cuttings, leaving grass and leaves on driveways, breaking brick barriers, cutting bushes etc... Sharon suggested to call the landscapers (the phone number is on the Par II), and a few people said they had left messages that were never returned. Sharon will call herself to address this and a list was left on the rear table for anyone that had issues that needed to be addressed with the landscapers.

- Hurricane shutters – a resident needed clarification on hurricane shutters because there are some houses that have them closed all year long (not snowbirds) and she believed that was a violation of Margate code. Sharon stated that it was allowed as long as there was one shutter open somewhere. The resident will check with the Margate fire department.
- Voting – If an owner is deceased and the family member is still living in the house, can this family member vote in PGII, even though their name is not on the deed? Sharon said they were able to vote as long as that family member was on the documentation of being in the home.
- Email statements – some residents have not been getting their statements ever since they signed up for email statements. Sharon is going to check with Richard on this. As well as finding out why the website payment system is not working as well as expected.
- Renovations – a resident asked what renovations were done, and how much did it cost. Could she get a detailed breakdown of cost? Sharon gave a rounded figure of \$130,000 but cannot provide a line item detail breakdown. The renovations were done in the Pool area showers – completely redone, new floors, walls, ceiling etc.. Water damage was discovered. The great room in the back, new floors and walls, popcorn ceiling gone. Hallway lighting and floors, walls, office room, new hurricane windows throughout all building, craft room, storage room, kitchen, and foyer.
- Ballroom rental – it was asked how much it will be if a resident wanted to rent the ballroom - \$200.00 rental fee with another \$300.00 deposit.

With no more new business or questions from the floor, a motion was made and seconded to adjourn at 8:20pm

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

Signed today, April 24, 2019

SUSAN BUTLER

Neighborhood News



to our New Neighbors

Norma Lobban, 6795 NW 14 Ct.

Margaret Mary Bruno, 6835 NW 17 Ct.

Daniel & Norma Miller, 6780 NW 15 St.

Mary & Sandra DeSimone, 6870 NW 17 Ct.

Hilma Lewis, 1400 NW 67 Ave.

Esther H. Leal, 6865 NW 17 Ct.

Dorothy Ann Thomas, 1620 NW 67 Ave.

Monica & Wayne Gale, 1470 NW 66 Terr



**Condolences to the family of
SALVATORE SOMMELLA**

**We'd like to take this time to wish everyone born in MAY,
JUNE, JULY AND AUGUST a Very.....**



Little Known Facts

Memorial Day is sometimes confused with Veterans Day. However, Veterans Day honors all United States military veterans, while Memorial Day honors the soldiers who died while serving.

The first thing a baby can vocalize is the 'ma' sound, which is why in almost every language the word for mother begins with the letter 'M' or is some iteration of the 'ma' sound.

Orlando attracts more visitors than any other amusement park destination in the United States.

The United States city with the highest rate of lightning strikes per capita is Clearwater.

Bananas are curved because they grow towards the sun

A dime has 118 ridges

All 50 states are listed at the top of Lincoln memorial on a \$5 bill.

Leonardo Da Vinci invented scissors

Benjamin Harrison was the first president to have electricity in the White House.

William McKinley almost always wore a red carnation on his lapel as a good luck charm. While greeting a line of people in 1901, he gave the flower to a little girl. Seconds later, he was shot by an assassin, and died eight days later.



**D & S BUILDING, INC
1435 NW 68TH TERRACE
MARGATE, FL 33063**

LIC# CBC 056987 & INSURED

PAUL D'ANDREA 954-605-7920 EMAIL: dsbuildinginc@att.net

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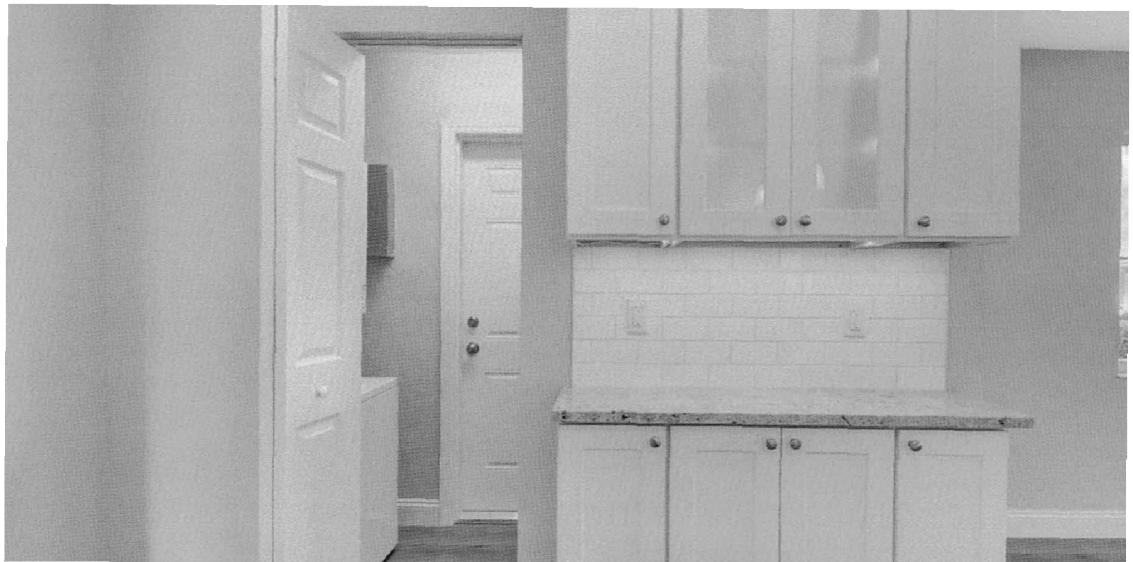
- A. GOOD AND FAST (WILL NOT BE CHEAP)**
- B. GOOD AND CHEAP (WILL NOT BE FAST)**
- C. FAST AND CHEAP (WILL NOT BE GOOD)**

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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



May 2019



Sun	Mon	Tues	Wed	Thur	Fri	Sat
			1 Water Aerobics 9:30 AM BULK PICK UP	2	3 Water Aerobics 9:30 AM	4
5 	6 Water Aerobics 9:30 AM	7	8 Water Aerobics 9:30 AM BULK PICK UP	9	10 Water Aerobics 9:30 AM	11
12 	13 Water Aerobics 9:30 AM	14	15 Water Aerobics 9:30 AM BULK PICK UP	16	17 Water Aerobics 9:30 AM	18 CLUBHOUSE GRAND OPENING 2PM TO 5 PM
19	20 Water Aerobics 9:30 AM	21	22 Water Aerobics 9:30 AM BULK PICK UP	23	24 Water Aerobics 9:30 AM	25
26	27 Water Aerobics 9:30 AM 	28	29 Water Aerobics 9:30 AM BULK PICK UP	30	31 Water Aerobics 9:30 AM	
		BULK PICK UP IS NOW EVERY WEDNESDAY!!				

DATES TO REMEMBER

BINGO STARTS IN SEPTEMBER - TUESDAYS 11TH AND 25TH AT 7:15 PM

INDEPENDENCE DAY PARTY JUNE 30 12:00-3:00 PM \$5.00 PER PERSON - TICKET SALES JUNE 15 & 22 FROM 12:00 TO 3:00 PM

LINE DANCING BEGINS JUNE 4 AND THEN EVERY TUESDAY AT 1:00 PM

NEW CLUBHOUSE KEY PICK UP MAY 4 AND 11 FROM 11 AM TO 3 PM