

The Harbor Light

WELCOME TO LAKELAND HARBOR
Official Publication of Lakeland Harbor Homeowners Association, Inc.

FEBRUARY 2024



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Holiday Potluck



No doubt everyone had a great meal.

We have so many good cooks in our community.

Thanks to ELS for providing the ham for this meal.



No one seemed to mind having to stand in line for a bit especially since there was such a wide assortment of dishes and plenty of great tasting foods. Thanks Lakeland Harbor Residents and our Potluck Crew for coming together to enjoy this day.





Linda Oman
lindaoman902@gmail.com
419-559-8856

PRESIDENT'S MESSAGE



What is a Homeowners Association? That's a good question, and one that I have heard from new residents, HOA members and non-HOA members.

According to The Florida Mobile Home Act Chapter 723:

*The mobile home owners shall form an association in compliance with sections 723.075, 723.076, 723.077, 723.078 and 723.079 which shall be a corporation for profit or not for profit and of which not less than 2/3 of all the mobile home owners within the park shall have consented, in writing, to become members upon incorporation of the association. **Lakeland Harbor Homeowners Association was incorporated in November 1985. Once incorporated, the HOA has the power to negotiate for, acquire, and operate the mobile home park on behalf of the mobile homeowners. In Lakeland Harbor's case, the HOA has to power to negotiate things like lot rents and capital expenditure improvements. The HOA also conducts social events on behalf of its members.***

*The HOA is required to have at least one (1) members' meeting in the anniversary of the HOA's incorporation each calendar year and the meeting shall be the annual meeting. All members of the Board of directors shall be elected at the annual meeting unless the bylaws provide for staggered election terms. **Lakeland Harbor HOA bylaws allow for staggered elections.. The HOA must give at least 14-day notice for the annual meeting. The annual meeting will include the election of board of directors and approval of the HOA budget.***

*Meetings of the board of directors and its committees that have a quorum of the board of directors shall be open to members. The right to attend board of directors meetings include the right to speak at such meetings with reference to all designated agenda items. The HOA may adopt reasonable written rules governing the frequency, duration and manner of members statements. Any item not included on the notice (agenda) may be taken up on an emergency basis by at least a majority plus one of the members of the board. **Lakeland Harbor HOA Bylaws state that meetings of the members of the HOA will be in, but not limited to, January, February, March and October on a day and time which does not conflict with another event or holiday. In all Association meetings the presence in person, or by proxy, of thirty (30%) percent of members entitled to vote shall constitute a quorum At a duly organized meeting, members present can continue to do business until adjournment even though enough members withdraw to leave less than a quorum.***

As promised at the January Board of Directors meeting, I have completed research and have shared that information. Because the Florida Mobile Home Act Chapter 723 **DOES NOT** address quorums at association members meetings that do not include voting other than the annual meeting, and allows for members to attend regular board of directors meetings and speak following established guidelines in the bylaws during the meetings on agenda items, the Board will address the issue of (1) the number of general membership meetings held during a calendar year and (2) potential bylaws revisions related to this matters at the February 2024 Lakeland Harbor HOA board meeting. I hope to see many of you at the February meeting to provide your thoughts on how the Board should proceed.

Oh, and Happy Valentine's Day!

MANAGER'S MESSAGE



Jamie Mullis Lamb
Office # 863-688-3496



Hello Lakeland Harbor! Happy New Years Everyone! I hope everyone had a wonderful holiday and is ready for a fantastic new year. I am excited to see all the things we can accomplish together this year.

I am still slowly working to complete 360 Inspections. To be honest with the holidays and unusual weather I have not been able to complete them as quickly as I would like. I appreciate all of the residents that have already completed the items identified and those that have been proactive in completing items before I make it to their home.

2024 Cap-Ex projects are being approved a little differently this year. They are approving them individually instead of all at once. We have two projects that have been approved so far and we have two more projects that I am being told will be released later in the year. Once I have more information on those first two projects, I will share those with you.

The office sends out robo calls and blast emails with important information regarding the community. If you are not receiving these calls or emails, please contact the office to ensure we have your correct contact information.

Please take a look at the Community Tree Service Day flyer and signup sheet in the clubhouse. It is a great opportunity to have your trees pruned or trimmed. Lastly, as I express every month, please be respectful of your neighbors and follow the rules. This time of year, please be especially kind to others.

Thank you all for everything you do to make our community a beautiful and welcoming place.

SOCIAL COMMITTEE REPORT



Neil Diamond Tribute



You asked, we provided. For **ONE** night only, February 25, Lakeland Harbor will present “A Neil Diamond Tribute” at 7:00pm, starring Neil Diamond look alike, Mr. Keith Allyn. During the season this show is a headline show in Branson Missouri. Off season, the show goes on the road to the southern states, giving us the treat of Branson Missouri entertainment right in our own community. If you love romance, magical surprises, comedy, and Neil Diamond music, you will thoroughly enjoy this show. Ticket prices will be \$17 and discounted to \$ 15 for HOA members. As to not interfere with other events, Tickets will be on sale beginning February 11. Because of the short window of Ticket sales, we ask that if you definitely want Tickets, please contact Linda Thacker (309-287-2901) or Dave Seitz (215-840-3276) for a ‘reservation’ list ASAP.

2024 Social Committee Update

Listed below are the **TENTATIVE** Social Events that were discussed at the January 12th Social Planning Meeting



March 1	Breakfast
March 31	Easter Potluck
April 6	Breakfast
April 13	Fun Night
May 11	Mother’s Day Breakfast
May 27	Memorial Day Potluck
June 15	Father’s Day Breakfast
July 4	4th of July Potluck
August 3	Breakfast
September 7	Breakfast
October 5	Breakfast
November 2	Breakfast
November 11	Veterans Day Luncheon
November 28	Thanksgiving Day Potluck
November 29	Decorate Clubhouse for holidays after Dogs on Deck
December 7	Holiday Party
December 25	Christmas Potluck
December 31	New Year’s Eve Party

It should be noted that at this time, very few of these events have volunteers to serve as Chairpersons for the event. However, there were other events, not listed, that were mentioned that may be on the calendar later.

Additionally, various Board Members have been asked to serve on the Social Committee until such time as a Social Chairman and “crew” come forward.

There were some folks at the meeting who already volunteered to chair events. Please consider getting involved to continue offering fun activities for your neighbors and friends.

Once the schedule is completed and submitted to ELS for confirmation and event chairpersons are known, more information will be forthcoming.

2025

January 4	Breakfast
January 11	2025 Social Planning Meeting
February 1	Breakfast

Perhaps the most important thing to remember is that phrase “many hands make light work”. With a good committee of just a few people doing one of the holiday potlucks or parties does not have to be a burden to anyone.

February 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
	<p>♥ happy ♥ Valentine's ♥ day ♥</p>			9:30 am Art Class 10 am Shuffleboard 7 pm Movie Night	10 am Pool Exercise 11:45 am Dogs on Deck 6 pm Game Night	9am Breakfast 10 am Pool Exercise 11am-1pm Produce Market
4	5	6	7	8	9	10
	10 am Pool Exercise 11:30 am Single Ladies 1 pm Art Class	9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 6:30 pm Bingo	9:30 am Art Class 10 am Shuffleboard 7 PM LHHA MTGS. MEMBERSHIP & BOD	10 am Pool Exercise 11:45 am Dogs on Deck 6 pm Game Night	9 am Coffee Hour 10 am Pool Exercise 7PM MARDI GRAS PARTY
11	12	13	14	15	16	17
	10 am Pool Exercise 1 pm Art Class	9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 12 pm Lunch Bunch 6:30 pm Bingo	9:30 am Art Class 10 am Shuffleboard 11:30 am Red Hat Luncheon 7 pm Movie Night	10 am Pool Exercise 11:45 am Dogs on Deck 6 pm Game Night	9 am Coffee Hour 10 am Pool Exercise 11am-1pm Produce Market
18	19	20	21	22	23	24
	10 am Pool Exercise 1 pm Art Class 6:30 pm Trivia Night	9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 10 AM HEALTH FAIR 6:30 pm Bingo	9:30 am Art Class 10 am Shuffleboard 7 pm Movie Night	10 am Pool Exercise 11:45 am Dogs on Deck 6 pm Game Night	9 am Coffee Hour 10 am Pool Exercise 7 PM KARAOKE
25	26	27	28	29		
	10 am Pool Exercise 1 pm Art Class 7 PM NEAL DIAMOND TRIBUTE SHOW	9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 6:30 pm Bingo	9:30 am Art Class 10 am Shuffleboard 7 pm Movie Night		

MONTHLY EVENT SPOTLIGHT



FIRST SATURDAY BREAKFAST

February 3, 9 am
At the Clubhouse
Come and enjoy breakfast
with your neighbors.



For tickets contact:
Dave Seitz

LUNCH BUNCH

Wednesday, February 14
Restaurant choice this month:
Food + Beer
3615 S. Florida Avenue
Meet at restaurant at 12:00 pm
Open to all residents who wish to go.
However, we will only have up to 18 people,
more than that is very difficult to get seating.



Contact: Lydia Seitz
215-840-9907
lydiajaneseitz@comcast.net

RED HAT LADIES

Thursday, February 15
Restaurant Choice this month:
Ford's Garage
Meet at clubhouse at 11:00am
Lunch at 11:30 am
Hostess: Elicia Douglas
517-914-5278



Questions Contact: Jacki Korn
jackikorn@gmail.com

KARAOKE

Saturday, February 24
7-10 pm
(Last Saturday of the Month
unless conflict, i.e. Holiday,
etc.)



Tickets are \$5.00 per person and are sold at
Dogs on Deck. Or, contact Dubby or Mary Hill at
518-321-7233 or stop by at 4935 Lakeland
Harbor Blvd. to purchase. Remember, tickets
are not sold at the door.

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For details and an application at
863-682-9832

LOCAL CONTACT NUMBERS

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863-688-6216
863-450-8533 (Emergency #)

Lakeland Electric
863-834-9535

Spectrum Cable
800-892-4357

Bulk Trash Pickup
863-834-8733

Tax Office
863-534-4700

Police Non-Emergency
863-834-6966

The Ledger Newspaper
863-802-7323

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COMMUNITY
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DAY
MARCH 13TH**

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Logan Hodges**



2024 LHHA MEMBERSHIP

We are collecting dues for 2024. \$20.00 per year per household.

Residents can call or text either of us, or see us at clubhouse Wednesdays during Bingo or Fridays at Dogs on Deck(11:30-12:45).

Or, leave in HOA mailbox at 4822 Lakeland Harbor Circle near the lanai door. (Checks only)

Contact to Join:

**Lydia Seitz - 215-840-9907
Linda Schwartz - 203-233-2356**



GARDEN CLUB 

The Garden Club is looking for volunteers (or helpers) to maintain the garden in front of the clubhouse. We meet in front of the clubhouse at 8:00 a.m. every other Monday morning.

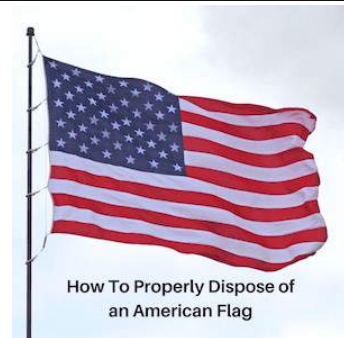
We want to keep the area in front of the clubhouse really pretty for everyone to enjoy.

Thank you.

Jay Westdorp

If you have questions, my number is 863-604-7410.

BECOME A VOLUNTEER - MAKE A DIFFERENCE



When the U.S. flag becomes worn or faded, it is important to take it down and properly dispose of it. The U.S. flag code states that the when the flag "is in such condition that it is no longer a fitting emblem for display, [it] should be destroyed in a dignified way.

If you have an American flag that needs to be collected for disposal, please contact:

**Dave Reid
4917 Lakeland Harbor Blvd.
248-935-2892.**

Health Fair

Feb. 21

10-12

In the Clubhouse

Free coffee & donuts



MEATBALL SANDWICH PLATE

The first **Bingo** (on Wednesday evening) of every month we will have a Sandwich with French Fries plate. This month it will be a meatball sandwich.

\$5 for the Combo

Serving will be from 4:30pm to 5:15pm

First Come—First Serve
(No Advance Orders)

Hope you enjoy!

Rosalie Loveland



Message from Sandy Brandow and your kind neighbors who volunteer to deliver your monthly newsletter

PLEASE.....!

To our friends and neighbors who receive this newsletter....if the weather so far this year has not made it clearer than ever, it is time all of us make sure we have a receptacle of some type in which our **VOLUNTEER DELIVERY TEAM** can place your copy of *The Harbor Light*. Without something to contain it, the newsletter can so easily get blown away. We realize not every effort will keep the rain away, but only having the choice of laying on your driveway or steps will definitely ensure some damage in inclement weather.

Please make every effort to comply as soon as possible. Thanks



The Federation of Manufactured Home Owners (FMO) protects the rights and interests of manufactured/mobile homeowners.

FMO is our advocacy group without it we are at the mercy of city and state agencies. The more members we have, the greater our voice will be. You can join \$30.00 for one year or \$75.00 for three years.

There is information on the bulletin board in the clubhouse. You can also go to www.fmo.org for more details.

Many thanks to Carol Ahern for serving as our FMO Representative in these past years.

TIPS & TIDBITS



Sandy Brandow



Tip:

Have you scorched your pan so badly that a long soak will not soften the scorch marks? Place a dryer sheet in the bottom of the pan with HOT water and a bit of dish soap. The soap and the dryer sheet's conditioner will loosen up the scorch. See it is not necessary to toss the pan.

Take advantage of cruise control without it taking advantage of you. Cruise control can save fuel costs, but do not use cruise control when traveling hills or mountain inclines. This causes your engine to go into overdrive, which uses more fuel. Conserve gas on hills by decreasing speed on the as you up, and slowly increase as you descend. Just as nature intended.. Try it and see!

Now that I am older I have learned:

- ◆ Kindness is contagious.
- ◆ In a thousand years archeologists will dig up tanning beds and think we fried people as punishment.
- ◆ Commercials on TV are something to behold. Me, as a kid: "Hey I have that toy! Me as an adult: "Hey I'm on that drug."

Chuckles for the Month: It is time for more Groaners!

Tourist: Is it hard to spot a cheetah? Safari Guide: I wouldn't know. They are born that way.

Doctor: Your problem is that you sit too much. Patient: I understand. Doctor: Exactly.

Mindy: My kids have been on e-bay all day. Mandy: That usually means you should drop the price. (You did get them, right?)

Recipe of the Month: Chocolate Mint Brownies

1 box dark chocolate brownie mix, 6 T butter, 1 ½ Cups powdered sugar, 1 ½ T. milk, 1/4 t peppermint extract, a couple drops of green food coloring, 6 T butter, ¾ C chocolate chips.

Prepare brownie mix as directed in a 9x13 pan, be careful not to overbake. Set aside to cool. Frosting, combine using a mixer, butter, powdered sugar, milk, peppermint extract and food coloring. Beat until fluffy. Spread the frosting on top of brownies after cool. Top Layer: melt butter and chocolate chips slowly in a small pan on low heat until smooth and all chocolate is melted. Let it cool partially before pouring over frosting, gently spread with the back of a spoon or spatula to spread evenly, allow chocolate to set before cutting into squares.

The Harbor Light Distribution Coordinator

For the handling of your newsletter when you leave or return to Lakeland Harbor for an extended period (mailing, placed on hold or stopped), or if you have missed receiving your copy contact: Sandy Brandow at garsanfl@tampabay.rr.com or 863-682-9832. ¹⁰



Feb 1 Walt Lundgren
Marshal Hart

Feb 3 Don Cress
Mary Hill
Bob Mahn

Feb 4 Mike Beaudin

Feb 6 Edward Nasciamento

Feb 7 Joseph Geraci

Feb 12 Sheila Mac Dougall

Feb 13 Leonard Fisher

Feb 14 Patricia Bates

Feb 16 Brenda Wells
Jay Westdorp

Feb 17 Maissa King

Feb 18 Graham Oakins

Feb 19 Gloria Carlton

Feb 20 Carolyn Braudrick

Feb 21 Carn Bade
Sherry Gibson
Connie McKee
Duane Schoonover

Feb 24 Lisa Downey
George Turner

Feb 27 Mary Beth Johnson

Feb 3 Todd & Angel Klementz

Feb 5 Laurie & Lise Button
Kenneth & Cookie George

Feb 9 Greg & Candy George

Feb 14 Dick & Chris Pellerin

Feb 15 Sal & Carol Dejewski

Feb 23 Marshal & Betty Hart

Feb 28 Mike & Cathy Smith

50 YEARS AND OVER

Feb 20 Walt & Carolyn Lundgren

**Apologies if anything
Incorrect or Missed**

LET ME KNOW!



WELCOME



NEW RESIDENTS:

**Shirley Powers
821 Lake Larch Lane**

**Gregory Ward
4601 Lakeland Harbor Loop**



**Rolland Williams
5019 Lakeland Harbor Blvd.
1/1/24**

**Marilyn Haynes
Former Resident
1/12/24**

Please let me know if you become aware of a current or former resident that we have recently lost so they can be honored here.

2024 LHHA Officers

President—Linda Oman

Vice President—Jim Mills

Secretary—Anne Marie Crumb

Treasurer—Linda Schwartz

Directors

Janet Fischer, Deanna Houck, Jim Mitchell



Please Note:

Listing of contact information for LHHA Board Officers as well as Committee Chairpersons will be posted on the bulletin boards in the Clubhouse and in the Mail House.

The Harbor Light Editor

For questions, concerns or corrections regarding content, resident information, birthday/anniversary dates (if you have given permission to publish) etc. and procedure to include such information, please contact : Linda Mitchell at:

lindamitchell614@gmail.com or 630-360-7741

HOA Disclaimer—*The Lakeland Harbor Homeowner's Association is in no way responsible or liable for any damages resulting from articles, statements, advertising representations, publication, nor do we endorse or recommend any products or services mentioned or illustrated herein.*



**ATTENTION: LAKELAND HARBOR NEW RESIDENTS
VETERANS OF ALL BRANCHES OF SERVICE**

Please stop by the next time you are at the clubhouse and check out our display to honor current and former residents of Lakeland Harbor who have served.

The painting shown above is next to the side door that goes out to the walkway leading to the pool. The names of residents are contained in frames just below that painting. We especially want to reach our newer residents. If you were in the military, please let us know so we can add your name and the branch of the military you served in. An email is preferable to ensure accuracy.

The updates are done periodically throughout the year. A luncheon is held to honor Veteran's Day, so we try to see that the list is completely up to date at that time.

Please contact any of the LHHA Board Members to add your Name and Branch of Service to this list.



The LHHA Board has established a new Care & Concerns Committee. If you have a neighbor or a friend in our community who may be struggling through health issues, the loss of a loved one or may need a little pick-me-up, please notify the Committee.

If you know someone who due to a disability or age needs help on a minor maintenance issue, i.e. changing light bulbs etc. contact this Committee.

Contact can be made by notifying Jim Mitchell at 630-897-8952. The members of the Committee are: Dave Seitz, Fred Wolf, Jan Whiting and Russell Stephenson.

When you see them please thank them for their willingness to help others. Together we can make Lakeland Harbor a better and more caring community.



LHHA WELCOME COMMITTEE

The Welcome Committee here in Lakeland Harbor is making a comeback. Soon the new residents will have the opportunity to meet other new residents in a small intimate gathering at the Club House where they will be able to meet other new residents and meet Board Members to get an idea of how the Board of Directors operates. Chairs of some committees will be present to share information on their committees; Membership Chair will share information about the benefits of the HOA; and a welcome packet will be prepared for each new resident containing pertinent information about Lakeland Harbor as well as the surrounding area.

These Meet and Greet meetings will be held periodically depending on the number of new residents. The committee is currently being fine-tuned so if you have ideas of how to welcome our new residents, please contact Marti Baker at 484-948-9331. Ideas welcome!

Marti Baker, Chairperson



WOULD YOU BE INTERESTED?

There has been much talk about wellness checks for people living alone or who are experiencing a health issue that may require assistance. Someone suggested the following process.

We would issue signs for the front window of the home. On one side they will say **Good Morning** and on the other side **Good Night**.

People who have been given these signs would display them when they retire for the night saying **Good Night** and in the morning when they awake for the day, turn them around saying **Good Morning**. If any sign has not been turned around by 11:00 am, the Sheriff's Patrol would notify a member of the Care & Concerns Committee who will contact the person.

To determine this project's need, we would need to know if you meet the criteria for a sign and would like to use one.

If you would be interested in seeing this implemented, or know a neighbor who might, please contact Jim Mitchell at 630-897-8952 or Gary Brandow at 863-682-9832.



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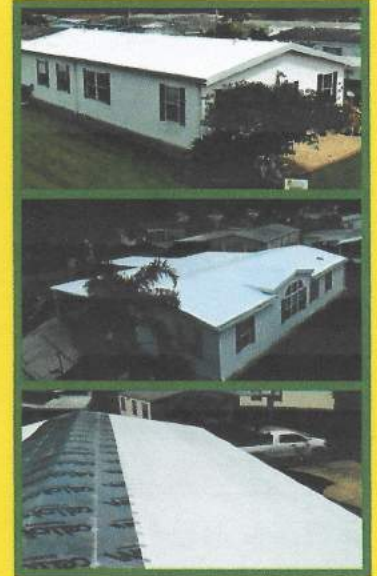
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