

# The Harbor Light

**WELCOME TO LAKELAND HARBOR**  
4747 North State Road 33, Lakeland, FL 33805

The Official Publication of Lakeland Harbor Homeowners Association, Inc.  
Website: <https://www.lakelandharborhomeowners.org/>

**NOVEMBER 2021**



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## The Harbor Light Editor

For questions, concerns or corrections regarding content, resident information, birthday/anniversary dates, etc. and procedure to include such information, please contact : Linda Mitchell at [lindamitchell614@gmail.com](mailto:lindamitchell614@gmail.com) or 630-360-7741.

# NOVEMBER 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	10 am Pool Exercise 11:30 am Single Ladies	9 am Shuffleboard	10 am Pool Exercise	9 am Shuffleboard	10 am Pool Exercise	
	7	8	9	10	11	12
	10 am Pool Exercise	9 am Shuffleboard	10 am Pool Exercise 12:00 pm Lunch Bunch	9 am Shuffleboard	10 am Pool Exercise	<u>8 am to 1pm Carport Sale</u>
14	15	16	17	18	19	20
	10 am Pool Exercise	9 am Shuffleboard	10 am Pool Exercise	9 am Shuffleboard 11:30 am Red Hatters Luncheon  7 pm <u>LHHA ANNUAL MTG.</u>	10 am Pool Exercise	
21	22	23	24	25	26	27
	10 am Pool Exercise	9 am Shuffleboard	10 am Pool Exercise	9 am Shuffleboard  	10 am Pool Exercise	
28	29	30				
	10 am Pool Exercise	9 am Shuffleboard				

## PRESIDENT'S MESSAGE



**Linda Mitchell**  
lindamitchell614@gmail.com  
630-360-7741

**“And now you know the *rest* of the story!”**  
**Paul Harvey**

There is inaccurate and/or incomplete information on Facebook from residents about Lakeland Harbor. I don't know what the motive behind this is, but I think it is important you have the facts.

Members can't speak at an HOA Meeting:  
**FALSE**

Members may address the Board at both Board and Membership meetings. This is during the Open Comments section at the end of the meeting. **SEE pages 4 and 5 for the guidelines on this.** Speakers may not go on indefinitely or repeat the same issue multiple times and deprive the next speaker of their turn. Proper decorum must be followed. Meetings are not intended to be a free for all.

LHHA has had no meetings or activities in a year and a half, the HOA is solely responsible and other parks are all open:

**FALSE & Incomplete information**...

The community used for comparison has 93% of the residents at their property vaccinated. They have had around 6 cases of Covid-19. (This information provided by former & current HOA Presidents of that community and other residents.) They have a lot of activities outdoors, some us-

ing amenities we do not have. They have volunteers who step up to do things while following the guidelines regarding Covid-19 currently in place. Yes, they are having more activities....these are some of the reasons for that. **See pages 6 and 7 for the timelines that tell the true story of what has taken place in 2020 and so far in 2021 in Lakeland Harbor.**

Residents have no say in what goes on in our park. We need to take back our park:  
**FALSE and, Yes, take it, please contribute in a positive way.**

Residents rights and responsibilities are outlined in Florida Statute 723, the Prospectus you receive and the Rental Agreement you sign when you purchase your home and the Bylaws of the HOA. These documents govern the way the HOA and the community are handled and they are very detailed. If you have not taken the time to read the documents referred to here, please do so now so that you have accurate information.

Additionally, in Lakeland Harbor, and other parks like ours where we do not own the land, we have the rules and regulations from the landowner that we must comply with.

Those whose voices are loudest now, please do accept the responsibility to serve as a Board Member. Election is right around the corner for 4 seats on the Board. Just remember, you must understand you will be held accountable by the same laws, rules and regulations and guidelines that are in place for Lakeland Harbor. Are you ready for that?

We are all tired of the isolation and miss having a good time. However, it must be handled in the right way.

**I WISH THE BEST OF LUCK  
TO ALL FOR THE FUTURE**

# **LHHA BYLAWS REGARDING RESIDENT PARTICIPATION IN MEETINGS**

## Article V. Meeting of Association Members

Section 12. CONDUCT. All meetings of the Association and its committees shall be conducted in accordance with Robert's Rules of Order and the Bylaws of the Association. In the event there are questions as to procedure, the presiding officer shall refer the question to the Parliamentarian for a ruling thereon. If no Parliamentarian has been appointed, the presiding officer shall make the ruling. Unless authorized by the President, only members in good standing may address the Chair.

**DURING THE TERM OF THE CURRENT BOARD OF DIRECTORS, NO ONE HAS BEEN DISALLOWED TO SPEAK DURING OPEN COMMENTS BECAUSE THEY WERE NOT A DUES PAYING MEMBER OF THE HOA. ALSO, WE ARE UNAWARE OF ANY TIME IN THE PAST THAT WAS THE CASE.**

## Article VIII. Meetings of Directors

Section 5. OPEN MEETINGS. All regular and special meetings of the Board of Directors shall be open to all members of the Association. Any member wishing to address the Directors shall be required to submit a letter of intent at least forty-eight (48) hours in advance of such meeting.

**DURING THE TERM OF THE CURRENT BOARD OF DIRECTORS, NO ONE HAS BEEN REQUIRED TO FOLLOW THIS DIRECTIVE. ALSO, WE ARE UNAWARE OF ANY TIME IN THE PAST THAT WAS THE CASE.**

## **CODE OF CONDUCT**

The Code of Conduct on the following page has been in effect for some time with this Association. The exact date it was prepared and/or enacted is not known. However, such directives are common practice in groups such as LHHA.

## **ROBERTS RULES OF ORDER**

The LHHA Bylaws are in accordance with Florida Statute 723 and Roberts Rules of Order. The Code of Conduct is also in keeping with standards set by Roberts Rules of Order.

The 3 minute time frame mentioned is variable from organization to organization. It may be adjusted at the discretion of the Board when necessary. When remarks are repetitive or the exchange with the Board becomes unreasonable, the chairperson is responsible for calling a point of order to give others a chance to speak or the Board a chance to respond. If a speaker makes offensive or malicious remarks the chairman has a duty to halt the discussion to restore order.



## **Board of Directors & General Membership Meeting**

### **CODE OF CONDUCT**

Board Members, Residents, Guests and all who are present at any meeting shall treat one another with courtesy and respect.

All who are present shall refrain from making inappropriate, offensive, insulting or malicious remarks to anyone. Likewise, vocal, boisterous or other disruptive demonstrations which will disrupt the orderly flow of the meeting will not be allowed. Personal attacks or any threats involving potential physical altercations will not be tolerated.

Any person engaging in this type of behavior shall be ruled out of order by the President or Chairperson and shall be asked to leave the building.

If such actions/disruptions continue after the individual(s) is/are asked to cease and desist, the meeting may be recessed or adjourned immediately.

Please silence all electronic devices.

### **ADDRESSING THE BOARD**

The Lakeland Harbor Homeowners Association Inc. welcomes you to its meetings and encourages public participation during the Public Comments section of the meeting.

#### ***How to Address the Board at a Regular Meeting or Special Called Meeting (in person or by written statement)***

- Please begin your remarks by stating your name and address. Direct your comments to the President or Chairperson. Please refrain from addressing any individual member of the Board or other members of the audience. If your remarks require input from another Board member, the President or Chairperson will seek their input to help answer the question(s).
- Keep your comments pertinent to your chosen subject matter.
- Please avoid being repetitive, and refrain from using inappropriate, offensive or vulgar language.
- Comments are limited to three (3) minutes.
- Written Statements may be submitted in advance and will be addressed at the close of the meeting. Written statements containing inappropriate, offensive, insulting or malicious remarks or that are excessive in length will not be read.

Please keep in mind that this is your opportunity to address your comments and concerns to the Board as a whole.

The following timelines are provided to illustrate the actual activities, meetings and actions during 2020 and 2021 at Lakeland Harbor. The availability and capacity limits of facilities, the scheduling of activities and the responsible parties involved are noted for the time primarily when the Covid-19 pandemic was acknowledged.

Hopefully this clears up any misconceptions about that timeframe.

## 2020

January and February

Facilities, meetings and activities open and took place as usual.

March

On March 11 ELS suspended all group activities and gatherings in all common areas and buildings involving 10 or more people. Clubhouse, pool and spa were closed.

April

No change.

May

On May 13 ELS announced that the pool was reopening with limited capacity and only for residents, no guests. This would be a phased reopening and signs will be posted advising residents of changes as they occur. The clubhouse was still closed.

June

ELS opened the clubhouse on June 1st but with limitations. It was only open during daytime business hours, 8:30 am to 5:30 pm and only for small groups. No bingo, dogs on deck, potlucks or other large group events. This was also a residents only time. Capacity for each room were posted in the building.

July

No change.

August

LHHA adopted the FMO recommended State of Emergency/Stand in Place for the remainder of 2020 which will carry over until the end of 2021. LHHA held an Emergency Meeting via Zoom to enact this order. Facilities still restricted by ELS.

September

Pool still phasing into more hours and capacity. Clubhouse still open only during day time hours and to small groups. Daytime LHHA activities were allowed with prior approval required by ELS and most were taking place.

October

No change.

November

IT SHOULD ALSO BE NOTED THAT DURING THIS TIMEFRAME THE KITCHEN RENOVATION HAD BEGUN AND IT WAS CLOSED AND NOT AVAILABLE FOR USE AT ANY TIME. No other changes.

December

No change re facility use. However, LHHA did hold the Christmas Carry-Out dinner event on Christmas Day and 100 people participated.

Regular Membership meetings could not take place due to the closing of the building and later the capacity restrictions by ELS which would not have allowed a quorum of residents to attend, therefore no meeting.

Information provided from either minutes or emails from both LHHA and ELS and show what took place and the role of each entity in the action taken.

## 2021

### January

On January 29th Coffee Hour, Shuffleboard and Busy Fingers cancelled getting together until further notice due to some cases of Covid among their members. An LHHA Board meeting was held during the afternoon on January 15 because the clubhouse was still closed during the evenings. Kitchen still unavailable due to ongoing construction.

### February

The LHHA Board meeting scheduled for February 11 was cancelled and will be rescheduled. No change to facility usage from ELS.

### March

ELS began allowing some evening gatherings. The community carport sale was held. LHHA Board met on March 18 in the evening with residents present. LHHA asked and received ELS approval for limited capacity for Bingo to take place every other week in April. ELS approval for evening meetings on April 15, October 21, November 18 and December 9 was requested and approved. As of 3/30 pools and clubhouse back to normal.

### April

LHHA Board met on April 15. Many daytime activities have restarted in the clubhouse however there are still some capacity limits issued by ELS. Kitchen still unavailable. Bingo started in April.

### May

Bingo went to weekly in May thru June 9. No other changes.

### June

Karaoke started on June 19th and was scheduled monthly through the end of the year.

### July

Karaoke July 31st. Kitchen work completed, all but returning items to cupboards that had been stored during construction.

### August

ELS suspended all gatherings from 8/19 to 8/30 due to Covid after discussion with LHHA

### September

LHHA, on the advice of our attorney for reasons of legal liability in regard to authorizing gatherings, and following a significant Covid outbreak among residents of Lakeland Harbor rescinded approval of all HOA activities in the clubhouse until further notice. However, ELS did not close the clubhouse. They announced that residents may enter and use the building individually if they wish to do so.

### October

Discussion taking place at the October LHHA meeting for future considerations for the remainder of 2021 at the time of this writing.

Information provided from either minutes or emails from both LHHA and ELS and show what took place and the role of each entity in the action taken.

## **SOCIAL COMMITTEE:**

Linda Thacker  
Gail Lewis  
Dan Lewis  
Dave Seitz

## **ELECTION COMMITTEE:**

Mike Thacker  
Rosalie Loveland  
Bruce Baker

## **LHHA BOD UPDATE**

The deadline for items for this edition of the newsletter was the day before the scheduled LHHA Board meeting. At that meeting it is on the agenda to discuss HOA activities being resumed in the clubhouse for the remainder of 2021.

There has been lengthy communication between management and the Board to clarify procedures relating to scheduling, insurance requirements, individual residents vs. HOA events and many other detailed changes to past practice about how this will be handled going forward.

Following the Board's recommendation, it will be necessary to present this information to ELS management prior to setting up any activity/event schedules for the remainder of the year. Immediately following the completion of that process, notice will go out to residents for HOA items.

Volunteers who want to Chair an HOA event can contact the members of the Social Committee to set that up. Others who choose not to go through the HOA will work exclusively with ELS.

## **LHHA BOD UPDATE**

Typically in this edition there is information about the Annual Meeting and Election that is held in November. Due to the restrictions in place for the pandemic last summer the timeframe for nominations was not completed. Also, subsequent to that time it was unsure if the October and November meetings would be able to take place. The Annual Meeting will take place on November 18th.

In the LHHA Bylaws the October meeting provides that nominations can be made from the floor. There are 4 seats up for election. There are no nominations on file. Any nominations that take place at this meeting will immediately be widely published, the candidates will be required to file the appropriate paperwork with this Committee to be placed on the ballot. Information on the candidates will be posted at the Clubhouse, on the LHHA website and through any other possible source.

Please watch for this following the 10/21 meeting.

**2021 LHHA Officers**  
**President—Linda Mitchell**  
**Vice President—Julie Anderson**  
**Secretary—Anne Marie Crumb**  
**Treasurer—Linda Schwartz**  
**Directors**  
**Marty Akers, Don Duell,**  
**Jim Mills, David Seitz, Ron Wilder**

# Event Spotlight

For those residents who get together to go outside of Lakeland Harbor for some type of gathering, to enjoy a meal or to see a local attraction, these functions are not under quite the same guidelines as events planned by LHA and carried out on ELS property. They may still be taking place, possibly less often or with fewer participants. Please check with those in charge of the group for questions or details.

## RED HAT LADIES



LUNCHEON

Thursday, November 18

Meet at the clubhouse at 11:30 am. If anyone needs to carpool, we can take care of that at that time. Please contact Hostess **Terry Murphy** if you have questions. The restaurant for this month is:

**Beef 'O'Brady's**

If you would like to join our Red Hat group, please contact **Jacki Korn**. Looking forward to seeing everyone soon!

Jacki Korn



Wednesday, November 10  
Restaurant Choice this month:

**Anthony's Coal Fired Pizza**

**Brandon**

Meet at restaurant at noon

Open to all residents, men and women, who wish to go. However, we will only have up to 18 people, more than that is very difficult to get seating. A little far, but well worth it-terrific pizza & roasted wings-yum! If you are interested, email or call me and I will accept the first 17 people.

*Lydia Seitz*

*215-840-9907*

*lydiajaneseitz@comcast.net*



Hubby and I went to Gator's Dock Side in Highland City -



I was disappointed there was no dock or water near by, but it was a happening place - lots of TVs and large capacity. The food was typical bar food - I had the club sandwich, not remarkable but good. Hubby had the wedge salad, fresh lettuce with chopped tomatoes. He enjoyed it. Service was great, our server went out of her way to get me directions to Home Goods. Prices a little higher than average. We both liked the atmosphere. We will definitely go back, probably to watch our home teams play.

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**NOVEMBER**

**HER BIRTHDAYS**

- Nov 1 Cathy Smith  
Sue Kirth
- Nov 5 Rosalie Loveland  
Linda Oman
- Nov 6 Linda Faust
- Nov 7 Darlene Wells  
Marilee McMahan
- Nov 8 Sandra Turner
- Nov 10 Donna Douglas  
Joan King
- Nov 12 Linda Schwartz
- Nov 13 Bonnie Reid
- Nov 15 Bobbie Plowinski
- Nov 16 Marge Simpkins
- Nov 17 Brenda Luft  
Pat Brighindi
- Nov 18 Jeannette Berry
- Nov 22 Carol Jean Gallagher
- Nov 23 Carol Ross
- Nov 25 Linda Behrens
- Nov 28 Charlotte Rogalski
- Nov 29 Karen Martin  
Judith Luparelli

**HIS BIRTHDAYS**

- Nov 1 Bob Groth  
Don Houde
- Nov 2 Bruce Baker  
Walter Sullivan
- Nov 5 Ron Loveland
- Nov 6 Sal Dejewski
- Nov 8 George Fischer  
Hilman Evans  
Randy Pittinger
- Nov 9 Richard McMahan  
Robert Camp
- Nov 10 Thomas McPartlan  
Barry Domenget

**HIS BIRTHDAYS (Cont'd.)**

- Nov 12 Alfred Powers
- Nov 16 Donald Thomas
- Nov 18 Steve Gallagher
- Nov 19 Wally Davis
- Nov 20 John Moyes
- Nov 21 LeRoy Wolfe
- Nov 22 Richard Anctil
- Nov 25 Mike Sullivan



**NOVEMBER**

**ANNIVERSARIES**

- Nov 4 Brian & Liz Tiffany
- Nov 6 Ted & Betty Luparelli
- Nov 14 Richard & Marilee McMahan
- Nov 15 Arthur & Donna Ruthruff
- Nov 17 Roger & Marilyn Hamilton  
Robert & Linda Schwartz
- Nov 18 Peter & Linda Behrens
- Nov 22 Jeff & Linda Oman
- Nov 28 James & Sally Bloom

**50 YEARS & OVER**

- Nov 25 Joel & Karen Vener



## **November 2021 Tips & Tidbits!**



**Sandy Brandow**

From the Latin word novem, previous ninth month of the early Roman calendar



### **Helpful tips:**

\*Pesky paper cuts:

To treat a cut between two fingers in the web area is to tape the two fingers together to keep the cut clean and germ free as well as keep it from stretching, until you can treat it properly.

\*Keeping plants safe:

When going to buy bedding plants, load a ladder in the back of your car, not for climbing, but for keeping the plants upright and safe while transporting them home.

### **Now that I'm older I have learned:**

I have learned that Manners go a long way, and they do not cost a dime.

If I have a headache, I do what it says on the aspirin bottle: Take two aspirin and KEEP AWAY FROM CHILDREN.

I have never regretted retiring early, because you are not guaranteed good health or a long life.

### **Chuckle of the Month:**

A teacher was giving a lesson on the circulation of the blood. Trying to make the matter clearer, she said, "Now, class, if I stand on my head, the blood, as you know, would run into it, and my face would turn red." "Yes" the class said. "Then why is it that while I am standing upright the blood does not run into my feet?" A small voice from the back of the room shouted, "Cause your feet are not empty."

### **Recipe of the Month: Chocolate Walnut Tart**

Pastry for a single crust pie (9 inch), 1C chopped walnuts (coarsely), 1 C semisweet chocolate chips, 3 eggs,  $\frac{3}{4}$  C dark karo syrup,  $\frac{1}{2}$  C packed brown sugar,  $\frac{1}{4}$  C butter, melted, 1t. vanilla.

Press the pastry onto the bottom and up the sides of a fluted tart pan (ungreased) trim edges. Sprinkle walnuts and chocolate chips into the crust. In a small bowl, combine the eggs, corn syrup, brown sugar butter and vanilla. Pour into crust. Bake @350 for 25-30 minutes or until top is bubbly and crust is golden brown. Cool on a wire rack. Refrigerate leftovers (if you have any) yield 12 servings.

#### **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](mailto:garsanfl@tampabay.rr.com) or 863-682-9832.

**FOR QUESTIONS REGARDING OUR ELS PARK,  
LAKELAND HARBOR, CONTACT:**

**Lakeland Harbor Community Manager  
4747 State Road 33, North  
Lakeland, FL 33805  
863-688-6216  
lakelandharbor\_mgr@equitylifestyle.com**

**TONYA RAMSEY**

**Lakeland Harbor  
Community Manager**



**VETERANS  
OF  
LAKELAND HARBOR**



In January of 2020 a project was begun to honor our Veterans.

Please stop by the next time you are at the clubhouse and check out the list. Especially our newer residents, if you were in the military, please let us know so we can add your name.

It is current as of April 30, 2021 and needs to be brought up to date.

A **volunteer is needed** to handle this project going forward. Perhaps one of the current residents who is a Veteran would like to help.

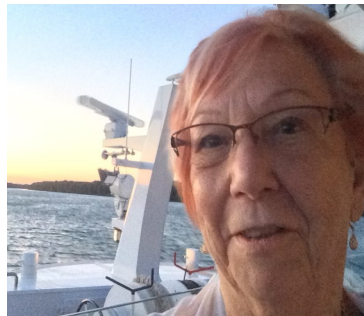
Please contact a member of the Board of Directors if you would like to accept this post.

Thank you.



**To Join FMO Contact:**

**Carol Ahern  
outerreach1@gmail.com  
781-856-4287  
Or go to: [www.fmo.org](http://www.fmo.org)**



**FMO Watchdog “calls to action” for homeowners regarding pending legislation and other important matters will be posted on the LHHA website as they are received for all to view. The FMO page is open to all with no restrictions.**

**HOA Disclaimer**

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

WELCOME



**NEW RESIDENTS:**

Sonia Torres  
4667 Yacht

Helen & Sonya Sawyer  
4748 Lakeland Harbor Circle



*Our Deepest Sympathy*

**Former Resident  
Mona LaFlair  
10/5/21**

Please let us know if you learn of the passing of any of our neighbors so we can share the information and honor their memory.



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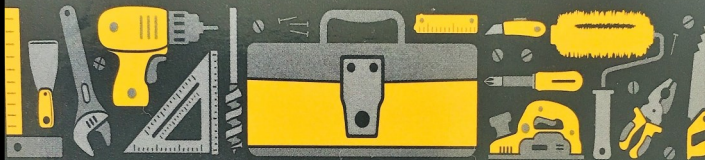
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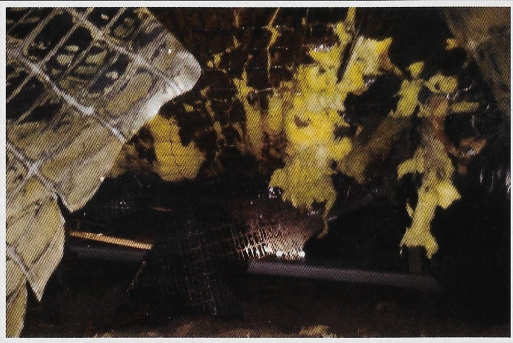
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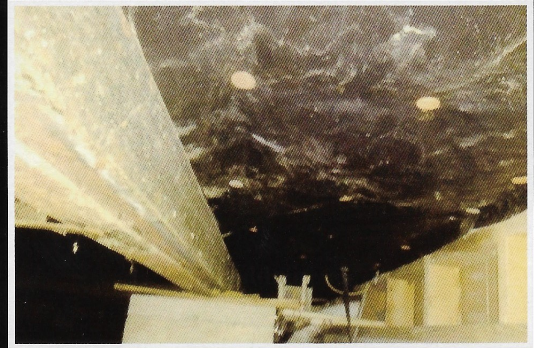
## TLC ANCHOR AND BARRIER LLC

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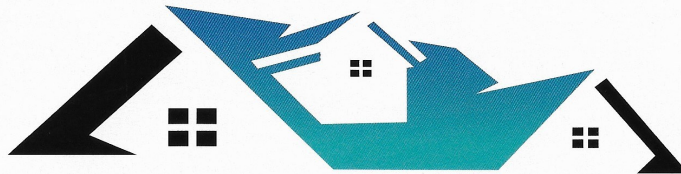
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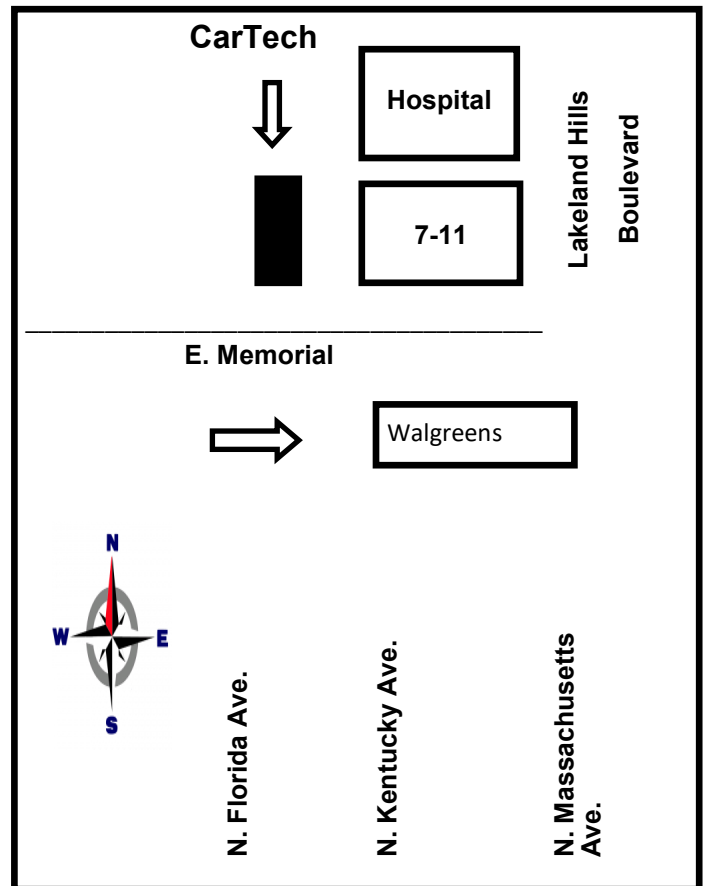
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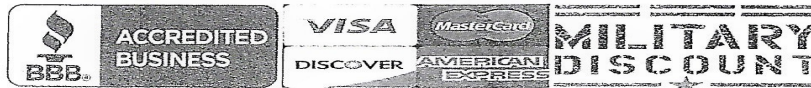
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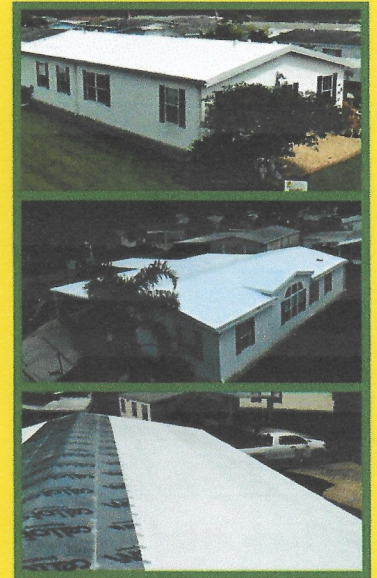
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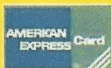
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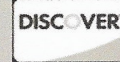
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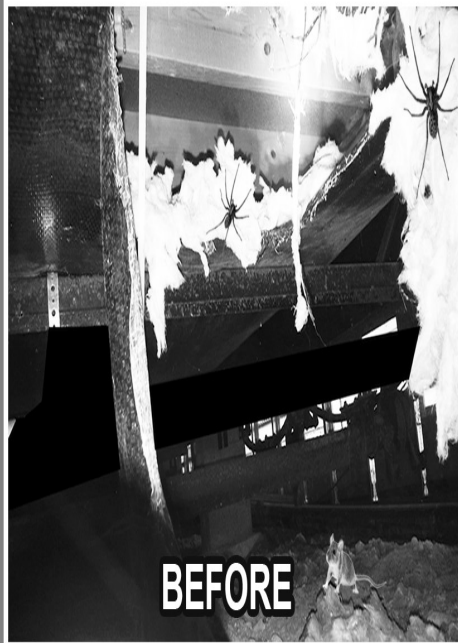
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