



AMBER GLADES

OFFICE:
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• A D V O C A T E •

June • 2024

Issue 4 48th Year



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President	Marsha Lemons	#279	727-412-1433
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Secretary	LeeAnne McHugh	#334	727-458-8134
Treasurer	Pat Peterman	#205	618-960-9284
Corp. Director	Nancy Kern.....	#335	321-217-3598
Corp. Director	Mike Durham.....	#355	419-709-6648
Corp. Director	Hazel Holliday.....	#354	440-225-1765

SOCIAL COMMITTEE:

Chair.....	Traci Timm	#203	727-244-1233
Vice-Chairperson	Lisa Rodgers	#341	502-387-1612
Secretary	Pat Marks.....	#38	419-304-5568
Treasurer	Jackie LaFountain.....	#44	802-342-6604
Welcome Committee.....	Connie Bernhardt.....	#75	970-217-7376
Sunshine Committee	Deborah Shrader	#214	724-422-5585
Kitchen Managers	Jackie L. & Bev Chism..	#231	513-379-3755
Director	Deborah Estock.....	#265	610-737-8499
Director	Ashley Knight.....	#341	305-902-7713

The Amber Glades Social Committee is happy to announce the above officers for the upcoming year. We hope you will continue to help them when needed.

HOA MEETING



The HOA Board and Social Committee do not meet from May-September. The board will continue to meet with management on a monthly basis and the Social Committee will continue to have activities during the summer months. Special HOA meetings may be called if needed. In that event, all residents will be notified of the meeting.



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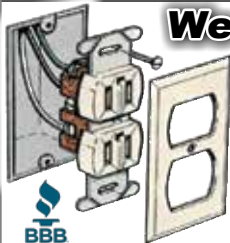
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Notes from the HOA Board of Directors

RENT DISCUSSIONS WITH LAUTREC

On April 12, the HOA Committee met with Lautrec Management to discuss the current proposed lot rent increase to be effective 7/1/2024. Below are the minutes from that meeting.

Rent Negotiation Notes for meeting on Friday, April 12, 2024, in Safety Harbor, Florida
Present at this meeting were:

Gary Griglak – Lautrec Owners’ Representative

Sharon Guliano – Lautrec Regional Manager

Karen Barker – Lautrec Property Manager of Amber Glades Estates

Marsha Lemons – HOA President, chairperson of Amber Glades Estates Rent Negotiating Committee

Craig Rodgers – HOA Vice President, Rent Negotiating Committee

LeeAnne McHugh – HOA Secretary, Rent Negotiating Committee

Pamela Ahlstrand – Rent Negotiating Committee

Pat Petermen – Alternate, Rent Negotiating Committee

Nancy Kern – Alternate, Rent Negotiating Committee

Mr. Griglak clarified that the only criteria used for the proposed rent increase was “Prevailing Market Conditions. The spreadsheet provided by Karen Barker on 4-5-24 indicates “like” communities being used for the comps (comparable) in Pinellas County. Mr. Griglak also spoke of the effects of the Covid shutdowns and other market fluctuations since the previous negotiations in 2021 which resulted in very low increases. Homes are currently appreciating, not depreciating and the market is moving up.

Quality Homes offers a “Quality Commission Plan” for those deciding to sell their homes. For those under financial strain, Quality Homes will sell them for a special fee of \$1.00 which will then be paid by Quality Homes. Current owners will be advised to contact Management if they want details on that program.

Marsha Lemons stated our residents requested a \$25.00 increase in July 2024 which was flatly rebuked by Gary. The owners gave him the ability to accept a lower reasonable price increase, but there is not a great deal of leeway.

Craig requested a rate of attrition to help us determine another amount of increase. Per Gary, there will be no talk of attrition, “comps” only is allowed. Craig asked if we could discuss his CPI rate of 9.2% as opposed to the 3.2% COLA. CPI and attrition will not be considered due to owners deciding to use “Market Values” years ago.

There was discussion about the comps on the Lautrec Market Survey not really being true comps due to pools, amenities and waterfront selling points. That discussion was not entertained by Gary as he again stated he had his marching orders from the owners. Gary stated that the owners wanted the increases to be well over 3 figures as compared to the \$69.00 proposal for the first year. Gary was asked if he thought the “Market Values” used for Lautrec’s increases were inflated. He did not believe the values were inflated. Gary stated that improvements will be made to the community but refused to elaborate at this time.

...continued on page 6



Marsha Lemons countered with a \$47.00 for the first year of the increase. Per Gary, his counteroffer will not be lower than \$65.00 and further discussions can include a one-, two- or three-year agreement.

Marsha stated that she needed to bring this information to the residents as a collective party and looked to request a 2nd meeting. Gary was reminded that we requested an additional meeting for Friday, April 19, 2024, but he is not available on that date.

All parties agreed to arrange a teleconference for the week of April 19, 2024. Karen Barker will arrange that in the next few days.

SPECIAL HOA BOARD MEETING - AMBER GLADES , INC.

This special HOA meeting was called to order by Marsha Lemons at 7:04 p.m. on April 12, 2024.

Marsha Lemons stated this special meeting is called to inform residents of the rent negotiation committee outcome with Lautrec representative, Gary Griglak.

54 residents were present, plus 5 Board members to total 59 attendees.

ROLL CALL OF OFFICERS:

Marsha Lemons – President – YES,
LeeAnne McHugh - Secretary - YES
Nancy Kern -Director - YES
Absent: Hazel Holliday – Director

Craig Rodgers - Vice President – YES,
Pat Peterman – Treasurer - YES
Absent: Mike Durham – Director

MINUTES, FINANCIAL REPORTS and other business will not be discussed tonight. Slide show presentation by David & Pam Ahlstrandn regarding rent comparables.

Marsha reported on the results of our rent negotiations with Lautrec representative, Gary Griglak.

Because of the open forum of this special meeting below is a list of topics and names of participants:

Craig Rodgers gave more details after the slide show presentation.

Comparable properties and market values is the basis for Lautrec’s proposed increases. Consumer Price Index, Cost of Living, Inflation, Upgrades or Amenities have NO Bearing on negotiations.

Basing our averages on the agreement between Bays End and Lautrec at 59/55/50 = \$164.00 over 3 years residents and board members discussed

50/50/50 = \$150.00 over 3 years

55/45/50 = \$155.00 over 3 years

40/45/59 = \$144.00 over 3 years

40/45/55 = \$140.00 over 3 years

Statements from Fred Lawrence, Norm Goldberg, Jai Mahani, Beverly Chism, Wayne Davis, Linda Bearley, and many other attendees stated their views.

Someone said the increase is not as bad as many think when considering our location and how expensive it is to rent in this area.

Someone thanked the Board and Negotiating Team for all the work that went into gathering information and making sure the residents were involved.

Discussions continued for an hour with agreed amounts to be offered at our next meeting

...continued on page 9

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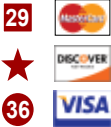
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with Gary Griglak to start at \$140.00 over 3 years and up to \$150.00 (and a few dollars more) over 3 years.

A 1st motion to adjourn the meeting was made by Nancy Kern and 2nd by LeeAnne McHugh.

Marsha Lemons adjourned the meeting at 8:12 p.m.

RENT DISCUSSIONS WITH LAUTREC ON 4/18/2024

Present at this meeting were:

Gary Griglak – Lautrec Owners’ Representative VIA speaker phone/teleconference

Sharon Guliano – Lautrec Regional Manager

Karen Barker – Lautrec Property Manager of Amber Glades Estates

Marsha Lemons – HOA President, chairperson of Amber Glades Estates Rent Negotiating Committee

Craig Rodgers – HOA Vice President, Rent Negotiating Committee

LeeAnne McHugh – HOA Secretary, Rent Negotiating Committee

Pamela Ahlstrand – Rent Negotiating Committee

Pat Petermen – Alternate, Rent Negotiating Committee

Nancy Kern – Alternate, Rent Negotiating Committee

Marcia stated an offer requested by residents of \$49/\$45/\$40 over 3 years. Gary Griglak flatly refused to discuss that further.

Gary countered with \$65.00 for a 1-year term only. Then the parties will work to agree to a 2nd year and then a 3rd year increase. Gary stated subsequent annual increases would be 3-figure amounts. He stated he could agree to a 3-year increase of \$59/\$55/\$50 = \$164.00.

Marsha countered with our 1st year at a \$59.00 increase. Refused by Gary unless in a \$59/\$55/\$50 for 3 years. Marsha requested a caucus and Park reps left the room.

The Negotiating team discussed numbers from residents and then asked to confer with Management again.

Craig asked about gross figure earnings as opposed to the size of Amber Glades vs Bay’s End. Gary replied that those numbers have no bearing and do not matter in this meeting. Marsha requested another caucus and Management left the room.

The Negotiating team discussed the “futility” of our position in this meeting. There is no leeway from Management and any arguments made on behalf of the residents will fall on deaf ears. Marsha requested to confer with Management again.

Marsha told Gary Griglak that she needed to speak with our residents about the figures discussed by the parties today. She stated to a “tentative agreement” of \$59/\$55/\$50 = \$164.00.00 over 3 years but wished to discuss with residents because it exceeds the amount agreed upon in meetings. After Gary made a disparaging remark about “who was in charge”, Marsha said the residents are represented by the Board and Negotiating Team and deserve to know the outcome tentatively agreed upon today.

The meeting was closed, and Karen will be advised of times for Monday or Tuesday to hold another conference call.

An Emergency Meeting will be called for on Friday, April 19, 2024, at 7 p.m. to meet with residents.

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SPECIAL HOA BOARD MEETING - AMBER GLADES, INC.

This special HOA meeting was called to order by Marsha Lemons at 7:10 p.m. on April 19, 2024.

Marsha Lemons stated this special meeting is called to inform residents of the rent negotiation committee outcome with Lautrec representative, Gary Griglak.

77 residents were present, plus 5 Board members to total 82 attendees.

ROLL CALL OF OFFICERS AND RENT NEGOTIATION TEAM:

Marsha Lemons – President - YES Craig Rodgers - Vice President - YES

LeeAnne McHugh - Secretary - YES Pat Peterman – Treasurer - YES

Nancy Kern -Director - YES Pam Ahlstrand – Ret. Atty. – YES

Absent: Mike Durham – Director Absent: Hazel Holliday - Director

MINUTES, FINANCIAL REPORTS and other business will not be discussed tonight.

Marsha reported the results of our rent negotiations with Lautrec representative, Gary Griglak on Thursday, April 18, 2024. Beginning with an apology for not having good news to share, she reported Management would not accept anything other than:

1. \$69.00 increase the first year followed by annual increases well over \$100.00 for the next 2 consecutive years.
2. \$59/\$55/\$50 = \$164.00 over a 3-year period.

Marsha began to read the memos about our teleconference with Gary Griglak but needed to stop because of failing microphone issues. Craig Rodgers was asked to take over to have the large crowd hear the speakers.

After discussions with the Board and Team, as well as between attendees, a 1st motion was made by Traci Timm to accept the 3-year offer, which was 2nd by Beverly Chism.

Marsha asked for a show of hands for YAY to accept with all attendees raising hands except for 1 attendee. Based on listed attendees a majority voted YAY and 1 attendee voted NAY.

The majority ruled and Marsha will reach out to Karen Barker for the best time to set our next teleconference with Gary Griglak.

Let the record show the members of the Amber Glades Estates, Inc. Community with a representative number of residents have agreed to the \$59./\$55./\$50. Increase of monthly rents over the next 3 years.

Nancy Kern made the 1st motion to adjourn this meeting, 2nd by LeeAnne McHugh. Marsha adjourned the meeting at 7:30 p.m.



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John 3:16

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New Residents



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PLEASE MAKE THESE NEW RESIDENTS FEEL WELCOME!!

AMBER GLADES 2ND ANNUAL ARTS & CRAFTS SHOW

Mark your calendars for December 7, 2024, for the Arts & Craft show. Registration forms for vendors will come out October 1, 2024, and must be returned with table fee by November 22, 2024. The table fee will remain at \$10. Watch this newsletter, Amber Glades facebook page and bulletin boards for more information as the event gets closer

SHUFFLEBOARD LEAGUE

Cancelled until December.



SUNSHINE COMMITTEE

Debra Shrader, Lot 214, 724-422-5585, has graciously taken on the duties of the Sunshine Committee. If you know of someone sick or someone that has a death in the family, please contact her so she can send them a card.

KOFFEE KLATCH

Cancelled until September



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COLORING

Put on hold until further notice.



PRAYER GROUP

A prayer group meets every Thursday at 1:00 PM in the Clubhouse Library. For questions, contact Eva Rivera at 917-662-1428. All are welcome!



EXERCISE GROUP

Cancelled until fall.



WALKERS & WHEELCHAIRS

There are a few walkers and wheelchairs that are available to Amber Glades residents to borrow when needed. These should be returned when the need is over. For information contact Craig Rodgers, 502-435-1612.

HORSES

We are now playing the game of Horses at 2:00 pm every Tuesday. If you don't know how to play, no problem – it's easy to learn. Bring nickels and dimes and have a fun time trying to win a little change.

Amber Glades Office

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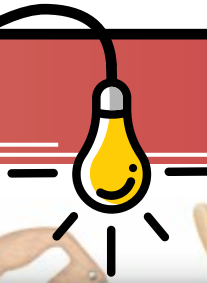
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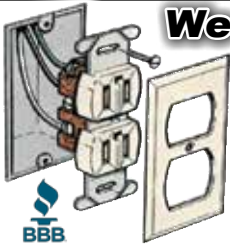
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June 2024

Sunday	Monday	Tuesday
<p>July</p> <p>S M T W T F S</p> <p>1 2 3 4 5 6</p> <p>7 8 9 10 11 12 13</p> <p>14 15 16 17 18 19 20</p> <p>21 22 23 24 25 26 27</p> <p>28 29 30 31</p>		
2	3	
	Bingo 6 pm	
9	10	
	Bingo 6 pm	
16	17	
Father's Day	Bingo 6 pm	
23	24	
	Bingo 6 pm	
30		

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Tuesday	Wednesday	Thursday	Friday	Saturday
				1
4	5	6 Prayer Grp 1 pm	7	8 Food Donation Pickup 12 N or Lot 44 Fav. Recipe Potluck 5 pm
11	12	13 Prayer Grp 1 pm	14	15 Food Donation Pickup 12 N or Lot 44
18	19	20 Prayer Grp 1 pm <i>First Day of Summer</i>	21 Full Moon Pool Party 7 pm	22 Food Donation Pickup 12 N or Lot 44
25	26	27 Prayer Grp 1 pm	28	29 Food Donation Pickup 12 N or Lot 44

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DEADLINE FOR JULY UPDATES

Updates for the July 2024 Media Guide updates need to be turned in to Pat Peterman, #205, 618-960-9284, by June 8, 2024. Includes calendar updates.

In preparation for next Trivia Night

50’S TRIVIA

- Which American president signed the Civil Rights Act of 1957?
- Who invented the polio vaccine in the 1950s?
- Which famous novel by J.D. Salinger was published in 1951?



60’s Trivia

- Which U.S. president was assassinated in November 1963?
- What was the name of the iconic music festival held in 1969, attracting hundreds of thousands of attendees?
- Who was the first man to walk on the moon in 1969?
- Which British rock band released the album "Sgt. Pepper's Lonely Hearts Club Band" in 1967? (Answers on page 27)

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On the Light Side

A stingy old lawyer who had been diagnosed with a terminal illness was determined to prove wrong the old saying, "You can't take it with you." After much thought and consideration, the old ambulance-chaser finally figured out how to take at least some of his money with him when he died.

He instructed his wife to go to the bank and withdraw enough money to fill two pillowcases. He then directed her to take the bags of money to the attic and leave them directly above his bed.

His plan: When he passed away, he would reach out and grab the bags on his way to heaven. Several weeks after the funeral, the deceased lawyer's wife, up in the attic cleaning came upon the two forgotten pillowcases stuffed with cash.

"Oh, that old fool," she exclaimed. "I knew he should have had me put the money in the basement."

An elderly looking gentleman, (mid-nineties) very well dressed, hair well-groomed, great looking suit, flower in his lapel, smelling slightly of a good aftershave, presenting a well-looked-after image, walks into an upscale cocktail lounge.

Seated at the bar is an elderly looking lady.

The gentleman walks over, sits alongside her, orders a drink, takes a sip, turns to her, and says, "So tell me, do I come here often?"

Two men were contracted to paint a small community church. Being exceptionally frugal, they pinched and scraped to spend the absolute minimum on materials. When they were partway through the job, they determined that they did not have enough paint to complete the job.

Not wishing to spend any more money if they didn't absolutely have to, they decided they would just dilute the water-based paint they were using so that it would last longer. They did this a couple more times before they finished, which caused striping on the church as the paint got lighter each time it was thinned.

The painters had just about gotten to the top of the steeple, when, all of a sudden, the sky darkened, and the rain started to pour down. As the paint streamed down the sides of the church, a voice boomed from the heavens: "Repaint, you thinners! Repaint, and thin no more!"

Trivia Answers:

Dwight D. Eisenhower'
Jonas Salk
Catcher In the Rye
John F. Kennedy
Woodstock
Neil Armstrong
The Beatles



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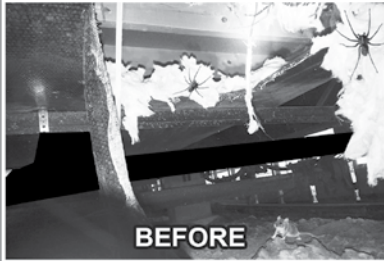
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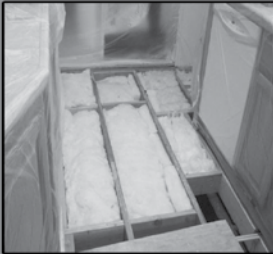


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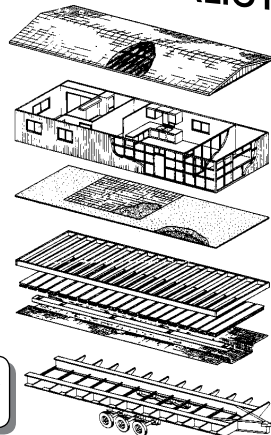
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June

SUMMER

			7				2	1
					5			
5	1			4	6			
9							5	
		3	2			7		
						9	8	
						6		
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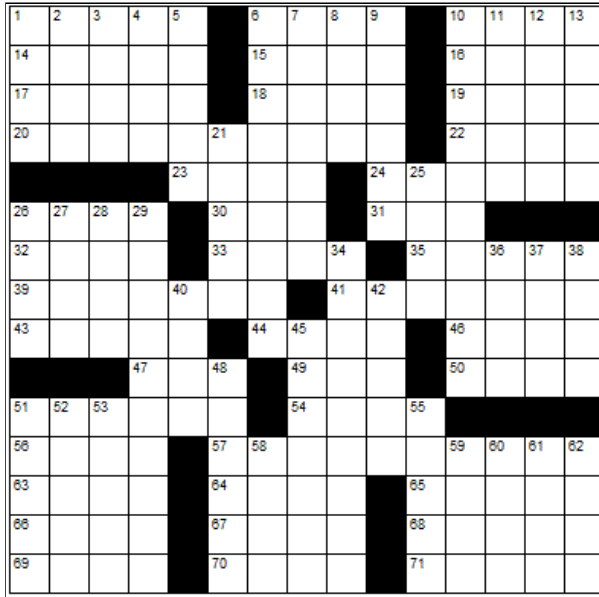


5	9	2	1	7	6	8	4	3
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3	8	9	7	4	6	5	2	1
6	8	3	2	5	9	7	4	1
2	5	6	4	1	7	9	8	3
6	3	1	5	2	8	4	7	9
8	3	6	3	1	5	2	1	8
8	3	7	1	2	5	4	6	9
4	6	9	7	3	8	5	2	1



ACROSS

- 1. Eruption
- 6. Hotels
- 10. "Oh dear!"
- 14. Consumer of food
- 15. Half-moon tide
- 16. Type of gesture
- 17. Love intensely
- 18. Arouse
- 19. Indian dress
- 20. Trustworthy
- 22. Utiliser
- 23. Information
- 24. Apprehend
- 26. Strip of wood
- 30. Zero
- 31. Accomplished
- 32. Chills and fever
- 33. Baby cow
- 35. Pantywaist
- 39. Floorshow
- 41. Annoying
- 43. Muse of poetry
- 44. European volcano
- 46. Believe or trust (Scottish)
- 47. Soak (up)
- 49. Hurried on foot
- 50. Stitches
- 51. Depressed urban area
- 54. Large northern deer
- 56. Big laugh
- 57. Valid or accurate
- 63. Car
- 64. Heads
- 65. Omit
- 66. Journey
- 67. Farm newborn
- 68. Territories
- 69. Feudal worker
- 70. Anagram of "Seek"
- 71. Grain disease



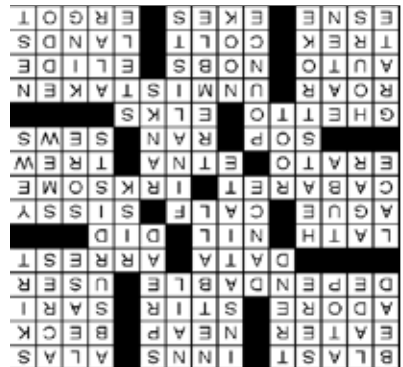
SUMMER

DOWN

- 1. Small ball with a hole
- 2. Stow, as cargo
- 3. At the peak of
- 4. Arid
- 5. Vogue
- 6. Impossible to satisfy
- 7. Variant of basketball
- 8. Type of fastener
- 9. Distributed
- 10. Ludicrous people
- 11. Rent
- 12. Units of land
- 13. Bypass
- 21. Terpsichore
- 25. Hazard
- 26. Shoestring
- 27. Food thickener
- 28. Big brass
- 29. Hyperthermia
- 34. Contenders
- 36. Achy
- 37. Type of duck
- 38. Evergreens
- 40. Origin
- 42. Positions in a social hierarchy
- 45. Quiver
- 48. Swoop
- 51. A frame of iron bars
- 52. 24 in a day
- 53. Consumed
- 55. Inscribed pillar
- 58. Cozy spot
- 59. Winglike
- 60. Sovereign
- 61. Poi source
- 62. Bird home



June
Crossword



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4. Every month we draw new tickets for **CASH PRIZES** and mail winners a check! **Every month is a new chance to win!**



Rick Barta \$100	Jones & Sons Plumbing	John Rovertson..... \$10	Air Masters of Pinellas
Marion Mendelson \$10	Contemporary Hearing	Carol Lynn Harbour \$10	Gulf Coast Pressure Washing
DJ Holt \$10	Mobile Home Depot	John Muenzer..... \$10	Jones & Sons Plumbing
Judy Stevens..... \$10	Air Masters of Pinellas	Marilyn Jones..... \$5	Royal Enterprise
Barry Kneabone \$10	Battleline Termite & Pest Control	Richard Summers..... \$5	Air Masters of Pinellas
Susan Halloran..... \$10	BugginOut Pest Control	Victor Able..... \$5	Battleline Termite & Pest Control
Joanne Zeffiro..... \$10	Palm Harbor and Dunedin Electric	Catherine Mendes \$5	FL Termite & Pest
Janet Jordan..... \$10	Royal Enterprise	Judith Anderson..... \$5	Imperial Electrical
Iver Howie \$10	Heller's Mobile Home Washing	Richard Paulousky \$5	Ron Wyngarden Mobile Home Wash
Linda Franco \$10	Battleline Termite & Pest Control	Lu Setcliffe..... \$5	Boss Electric
Iris Bruce..... \$10	Air Masters of Pinellas	Patrick Stallone..... \$5	Air Masters of Pinellas
Ilah Meddles..... \$10	Bill the Carpet Guy	Lowell Barnett \$5	Royal Enterprise
Barbara Bullock \$10	Jones & Sons Plumbing	John Trygstad..... \$5	Jones & Sons Plumbing
Sergei Gluhushkin..... \$10	Air Masters of Pinellas	Mindy Wolf..... \$5	Battleline Termite & Pest Control
Jan Rives..... \$10	Boss Electric		
Ernie Simon \$10	Doll Bros Carpet		
Janice May \$10	Flanagan's Porch & Window		
David Payne..... \$10	Royal Enterprise		
Leland Armstrong \$10	Battleline Termite & Pest Control		

Not enough qualifying winners for the June drawing! Mail in your tickets or paid receipt for your chance to win!

• Limit of one ticket per visit • Advertiser may have up to 5 winners per month • Advertiser must have bill paid current to qualify • Allow 8-12 weeks for mailing of check • No purchase necessary • Contest void where prohibited by law • Tickets available at participating Monthly Media advertisers •



Block Captains Chair, LeeAnne McHugh, Lot 334, 727-458-8134

LeeAnne McHugh needs a new block captain to deliver monthly media guides to 13 homes. The route is for Lots #253 thru #265 on Emerald Drive. Another volunteer is needed for both sides of Garnet Lane Lots #266 – #286 for a total of 20 homes. If you can walk that 1 street or use a golfcart, you will help spread the news to your neighbors. Please let Lee k now by calling 727-458-8134.

Linda Bearley	#6	128-154	618-709-3388
Pat Budney	#399	383-403, 36-56	727-385-5724
Joe D’Amico	#111	77-93	727-463-3952
Sharon DesJardins	#438	94-107, 425-440	727-488-7422
Jackie LaFountain	#44	23-34, 288, 404-411	802-342-6604
Patty Goldberg	#366	301-307,325-339,366-382	727-265-9744
Cindy Heath	#304	239-252	267-994-1565
Vacant		253-265	
Jackie LaFountain	#44	23-34, 288, 404-411	802-342-6604
Janet Ludden	#12	57-76	260-704-0218
Pat Marks	#38	308-324	419-304-5568
LeeAnne McHugh	#334	4-21,287,289-300,412-418	727-458-8134
Dorothy Mulaly	#115	108-127	727-417-0396
Pat Peterman	#205	183-210	618-960-9284
Lori Richards	#157	340-356	802-558-1379
Vacant		266-286	
Lou Smith	#238	357-365, 155-182, 2-3	217-836-4721
Alice Zarr	#219	211-238	727-614-9128

Activity Chairpersons

Bingo Chair	Donna Miller	#434	727-724-0306
Bingo Co-Chair	Dave Karns	#337	727-723-0346
Block Capt. Chairperson	LeeAnne McHugh	#334	727-458-8134
Bunco	Vacant		
Color Your Heart Out	Sharon Kachinski	#165	727-725-3745
FMO Representative	Pat Peterman	#205	618-960-9284
Library	Jackie LaFountain	#44	802-342-6604
Kitchen Manager	Jackie L/Bev Chism	#231	513-379-3755
Library	Rose Hendershot	#26	727-641-7309
Media Guide	Pat Peterman	#205	618-960-9284
Social Committee Chair	Traci Timm	#203	727-244-1233
Sunshine Committee	Deborah Shrader	#214	724-422-5585
Welcome Committee	Connie Bernhardt	#75	970-217-7376



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