



"The Jewel"



July 2018

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Important Community Websites

Past meeting minutes can be found here:
<https://evergreenpoa.com/minutes/>

Covenants and By-Laws can be found here:
<https://evergreenpoa.com/poa-documents/>

For additional survey information please email Dave Diederich:
daviddiederich5604@comcast.net

If you do not have an email address you can pick up a hard copy of the survey at the guard house. You can drop off completed surveys off at the guard house also.

The Board of Directors is always looking for volunteers to help out. Please let us know that you are interested by sending an email to: POA@evergreenpoa.com

For further information or suggestions, please contact the POA at:
<https://evergreenpoa.com/contact-us/>

Or check out our website at:
<https://evergreenpoa.com/>

Or follow us on Facebook at Evergreen POA.

Important Contact Information

To report a community concern please contact our property manager below.

Manager: Jim Hayman
Jim@signaturepropertymgmt.com
Direct Line: (772) 219-4474

Upcoming Events

The next meeting will be August 20th, 2018 at 6:30 PM at Maneros in Palm City in the larger main dining area! All residents are encouraged to attend the monthly BOD meetings. We hope to see you all there!

Greetings Evergreen Community,

Welcome to our 2nd issue of "The Jewel" a community newsletter to enhance communication with everyone in the Evergreen Community. We will be providing this newsletter through Evergreen Nextdoor, Facebook, posting to the Evergreen Website as well as an email blast to the Evergreen Community.

Thank you to everyone that attended the July 23rd board meeting. It was an overflow crowd. The next meeting will be at Manero's on August 20th and Jay Mahoney is letting us utilize the main dining area. This should provide us plenty of room for our meeting. We hope everyone attends again. Please encourage your neighbors to participate.

There are numerous projects we are working on within the Evergreen Community, in addition to the issue with the golf club. Drainage is a big issue as most of you are aware. We have identified the areas that need attention and will begin with these repairs as money permits. As the repairs are made, that will hopefully get the water from around the community moving more efficiently to the lakes on the golf course and then to the river. This is a long term project.

Palm tree trimming around the community is scheduled to begin in August, which includes removal of the seed pods from the Fox Tails. We will keep you updated on an exact date.

We are also looking at cleaning up the entry to Evergreen with some pressure washing and cleaning up of the guard house. We need to maintain our community property just as we expect from each homeowner.

Lastly, we have a small amount of money in our budget to make some enhancements to the landscaping in our community. We will be looking to do that in the next few weeks. Let's give people that enter our community a good impression. Comments are always welcome!

For the official minutes, please see the website address listed in the newsletter. As always, we encourage every property owner to attend the monthly BOD meetings, listen to what is discussed, and offer constructive input to help solve the issues at hand. The BOD members are volunteers trying to do what is in the best interest of our community.

Meeting Highlights

- Approximately 60 residents in attendance.
- Visitor admittance software change. You should have received an email from TekWave on how to register. Please call Karen at the gatehouse if you did not receive it and would like online access.
- Martin County Utilities will be sending out ballots to Evergreen and Windstone property owners to provide waterlines to both communities as one project in the next 90 days. There was a slight delay due to a new process being put into place. Please be on the lookout for this and respond!
- The FPL contractor will be finishing up over the next month and promised to address any areas that were interrupted during their project.
- Evaluation and corrective actions of the drainage issues. Work to begin on Island Way and Bimini South. Bimini North to follow.

About Evergreen Garbage collection

Our garbage pick-up days are as follows:
Tuesday: recyclables and household garbage
Wednesday: yard waste
Friday: household garbage

For more on garbage collection go to:

https://www.martin.fl.us/sites/default/files/mta_page_files/usd_-_revised_wastebrocure_dec_2016.pdf

School starts on August 13th, please drive slow and watch for kids!



Pedestrians and Golf Carts have right of way. Please slow down and proceed with caution while driving!

Enjoy Special Summer Savings
at The Evergreen Club

Current Rates:
\$29.00 Before 2:00 PM
\$25.00 After 2:00 PM

Range Balls Included with Every Round

 **SPECIAL SAVINGS!**
4 Some Special
Pay for 3, Get 1 FREE

- Reports from the President, Treasurer, Security, Architectural Review Committee (ARC), Manager, Decorating Committee, and Committee for Positive Change were announced.
- Some additional items discussed included next actions to take regarding assessment collections, violations of the By-Laws, and speeding violations. Currently we have several residents that are over 90 days delinquent in their POA dues.
- The Decorating Committee proposed a change in the holiday season entry and flagpole lighting that will include some newly available lighting. The change was accepted and will be evaluated after the season.

Community Survey

We have 166 surveys submitted! Thank you for your time and effort to help us better understand what our residents want. We will present the survey findings at the August meeting.

Each survey respondent is registered in a drawing for one of the following cash prizes of \$50, \$75 or \$100. To be eligible for the drawing your survey must have been completed and returned by July 20, 2018. Prizes will be awarded at the monthly BOD meeting when the survey results are published on August 20, 2018. Only one prize per property owner will be awarded and only one survey per property owner may be submitted. Winner need not be present.

Evergreen Golf Club Update

Alix Dannewitz from the golf club and clubhouse read a statement from Danny Mays who was unable to attend due to recent surgery. Below is the golf clubs unedited statement which will be added into the July 2018 minutes for future reference. The Club is in the process of forming the proposed committee with residents who have expressed interest in helping find a mutual solution to the clubs proposal to the residents.

"We've been thru now the third POA Board that despite their best intentions have not and cannot offer any community resolutions per the current community by-laws. Thus, yes with great frustration we decided to communicate our position we've stated to each and every POA Board since October 30, 2015, again to our utter frustration. We've spent a career in the golf business with the past 10 years in "workout" opportunities such as EGC, we know how to make clubs profitable if possible, however as we've stated since day one to Lucy and the members "we cannot save this club without community support" (November 8, 2015).

The club is operating economically the best it has in decades, however still losing money annually between operations and capital improvement or equipment needs. The deficit is manageable and with the very affordable proposal we offered the community can operate economically positive in the future. Without community support after 3 years of patience, we will not continue funding the club's annual deficits.

Were not looking for a new partner per several residents that requested all kinds of information, future plans and guarantees. Were not looking to take anyones money without it being a win win win for all involved. Win win win defined as win for resident, win for community and win for the club investors. The plan proposed can either be an annual payment or a monthly payment supported by a credit card for 1st of the month billing that offers the residents the security of the club operating on their supportive funds. Each resident accepting the plan will have a club member account upon application supported by both their credit card for charging privileges and the monthly club credit the proposal promises. If the trust isn't there for the club management and investors after 3 years of operating and attempting to work the plan thru their POA Board and incurring significant capital losses, then we simply have done our best and will make our future decisions with that knowledge.

If the residents want to purchase the Club via the POA or an investor group to operate as they deem appropriate, the current ownership group will sell to them "as-is" for a selling price that nets a return of their investment to the closing date. Currently that number today would be approximately \$2.6M +/- \$50K.

if not, we need to attain a majority of the communities support to continue operating the Club into the future. Should we receive that requested support, we are more than happy to create a community advisory committee to work with the entire cross section of the community vs just the 7 person Board".

Club Ownership Group