

2023 Anchorage HOA Annual Meeting

Monday, October 16th beginning at 7:00 PM

Gary's Notes From The Neighborhood

The Anchorage Annual Meeting is Monday, October 16 at 7:00 PM. We will approve the annual budget, elect Board members, and VOTE on document changes.

Homeowners will get a letter in the mail explaining the process the first week in October.

If you can attend in person, we would love to see you. If you are not able to attend, that's ok, just follow the directions in the mailing.

WANT TO FIND OUT MORE ABOUT WHAT YOU WILL BE VOTING ON AT THE ANNUAL MEETING?

Come on down to an informal presentation on Thursday, October 5, at 7:00 PM at the Clubhouse.

Our pool is a great place to spend a few hours relaxing, and perhaps even take a nap. Please be considerate of others who may not share your taste in music, politics, or neighborhood news and keep the volume down. Also, please make sure the gate is closed when you leave the pool area.

ACTIVITIES AT THE CLUBHOUSE

Stitch and Sew - Mondays 10:00 -12:00

Pay Me - Fridays 7:00 PM

Information Meeting – Thursday Oct. 5th, 7:00 PM

Bingo – Wednesday, October 11th, 6:30 PM

Happy Hour – Friday, October 27th, 5:30 PM

Annual Meeting - Monday, October 16th, 7:00 PM

Dinner and a Movie – Thursday, Oct. 19th, 6:00 PM

Dinner and a Movie is Back Thursday, October 19th

As most of our previous movie goers know the horror genre is Lori's favorite. With Halloween right around the corner, we decided to fire up the popcorn machine, fill up the candy dish and find that perfect movie to share.

WE FOUND IT! Meryl Streep, Bruce Willis, Goldie Hawn, and Isabella Rossellini star in the 1992 Oscar winning movie "Death Becomes Her".

On Thursday, October 19th, dinner and a special cocktail will be served at the Clubhouse. Cartoons and dinner begin at 6:00 and the movie starts at 6:30.

We are looking forward to seeing some old friends and hopefully some new ones. (We are planning something special for Christmas ...stay tuned)

Your hosts, Rick and Lori Lyons

PLEASE WELCOME TO ANCHORAGE

Please welcome Mona Hayek who recently purchased 1123 Mainsail Circle AND Kim Doukas who purchased 833 Leeward Way. Welcome to Anchorage!!!

OUR HEARTFELT SYMPATHY

to the family of Ingeborg Whitehead who passed away on May 8, 2023. She was a longtime resident of Anchorage Lane who loved her community and her friends here.

FROM THE TREASURER

HOA Dues for the 4th quarter are due on October 1, 2023. Dues are \$100 per quarter. A \$25 late fee will be charged if not received by Oct. 18th.

Mail your check to 1025 Anchorage Ln., Palm Harbor, FL 34685 or place it in the lockbox in the clubhouse.

The 2024 proposed budget is available on our website and has been included in our annual mailing. This budget includes increased funding for our Reserve accounts.

If approved by the members at the annual meeting, the dues will increase from \$400 to \$500 per year, or from \$100 to \$125 per quarter, effective January 1, 2024.

Joe Myers

ARTICLES FOR THE NEWSLETTER

Should be e-mailed to editor@anchorage-hoa.com. The deadline for articles to be published is the 22nd of the month. Suggestions and comments are always welcome. Articles and submissions may be edited to fit space limitations.

HAPPY HOUR

Please join us for our monthly Happy Hour at the Clubhouse on Friday, October 27th beginning at 5:30 PM. Please bring an appetizer to share and your beverage of choice. Hope to see you there!

BINGO

At the Clubhouse, on Wednesday, October 11th. Bring your dollars and join the fun. We begin at 6:30 PM.

BOARD OF DIRECTORS information@anchorage-hoa.com

PresidentGary Walkup222-3414
VP/Clubhouse.... Mary Alger 631-681-9626
SecretaryLisa Minich..... ... 330-7497
TreasurerJoe Myers..... 784-1030
Grounds..... Bill Harmon... 828-506-8032

COMMITTEE CHAIRPERSONS

Newsletter Distribution ..Maria Bradley
New Resident Interview .. Kay Kremer
Deed Restrictions...Rocky Trahan
Library.....Liz Harmon
Social Club.....Christine Johnson
Architectural Review.....Tony Loureiro
Neighborhood Watch.....Barbara Kanehl
Fining Committee.....Alan Szukala

POTLUCK DINNER IN SEPTEMBER

The second annual "Thankful for My Heritage Potluck" was a great success.

We all enjoyed visiting with neighbors and eating amazing food.

Thank you to the volunteers that organized this event.

YOUR VOTE IS IMPORTANT

Each household in this community gets a vote in the upcoming HOA elections. We will be voting on:

- Board members
- Changes to our Documents
- The 2024 budget

Please read the information you get in the mail, talk to your neighbors, and VOTE.

LETTERS TO THE EDITOR

Dear Editor:

At the last HOA Board meeting the issue of restricting any LLC being able to purchase Anchorage property for lease was brought up, and a heated discussion occurred.

Subsequently, the Board met for a special meeting on Monday, September 25th regarding this issue to hopefully put it to rest and take a vote whether or not to pursue any amendments needed to address the issue. While the Board's intentions with this issue are pending, I feel that it is necessary to address some additional issues that I observed.

- The Board could not answer residents' questions regarding the facts.
- There are no homes in Anchorage owned by an LLC.
- The issue was brought up by a resident on more than one occasion.
- Not ALL Board members were even on board with this vote.

The membership is expected to vote on this issue at the membership meeting.

This being said, it is incumbent upon the Board to complete their due diligence, collect all of the facts, while ensuring that we as a community are voting in its best interest.

In closing, I would stress that the issue should be tabled at this time, removed from the agenda, and a NO vote be cast on this issue.

Alan Szukala
Anchorage Resident

LETTERS TO THE EDITOR

Dear Editor:

In this newsletter you will find a "Letter to the editor" from Alan Szukala.

In his letter, Alan mentioned concerns he had with a **proposed** modification to the Anchorage "rules" as they apply to "institutional investors". Not everyone looking to buy housing wants to occupy it. Many of the buyers in the market are institutional investors who are looking to buy properties, including in our community, to rent out for cash flow and to hold for appreciation.

Unfortunately, a community with a significant number of renters tends to experience reduced stability. Homeowners are committed to following the rules of the association because they want to protect their investment. Tenants, on the other hand, don't have a

stake in the scenario. Apart from avoiding getting kicked out, they don't really have an incentive to adhere to all of the association's regulations. This often results in neighbor complaints and disputes.

In his letter, Mr. Szukula stated that "There are no homes in Anchorage at present owned by an LLC" This is **incorrect**, because the property at 2409 Lighthouse is currently owned by "Apex Finders LLC", according to the Pinellas County Appraiser, but the potential problem is not what's happening today, but what's likely to happen tomorrow.

Rep. Al Green, the chair of the House Financial Services Subcommittee on Oversight and Investigations, reported "After an extensive investigation into this practice, we have found that private equity companies have bought up hundreds of thousands of single-family homes and placed them on the rental market". Locally, according to Redfin, a national real estate company, in Tampa, 24.2% of the fourth quarter home purchases were bought by investors. Considering the data, the Board of Directors elected to be proactive rather than reactive and researched ways to discourage institutional investors from purchasing property in Anchorage.

It was determined that the most practical way to do this was to require a homeowner to own their property for two years before being able to lease. This would discourage investors who wanted to buy homes because they'd have to wait 2 years to start collecting rent. The following language was suggested by not one but two attorneys representing Anchorage.

The **proposed** modification states:

An Owner shall be required to own a lot for twenty-four (24) months prior to being authorized to lease his or her lot. This section shall not apply to the Association when title to a lot is obtained through Association foreclosure, or to an heir when title to the lot is transferred through probate.

Mr. Szukula stated that the issue was brought up by a resident on more than one occasion. This is correct. After listening to the homeowner's comments several times, I wondered if I was discounting the topic because I didn't like the way the topic was being presented, so I interviewed the homeowner, did my own research and found out that the concern was legit.

Mr. Szukula asserted that the Board could not answer residents' questions concerning the facts. This is correct. Most of the unanswered questions were of the "what if" variety that might apply to a very small number of homeowners. The proposed modification was written by former Anchorage attorney Daniel Greenburg and endorsed by current Anchorage attorney Robert Todd. No members of the Anchorage Board of Directors are attorneys. In my opinion, it would be inappropriate for a layman to offer a legal opinion. Even if our attorney was present, he'd probably need to consult case law (at \$250 per hour) before rendering an opinion.

Mr. Szukula stated that not all Board members were even on board with this vote. This is correct. The Board of Directors is made up of individuals who frequently have differing viewpoints. It's productive to hear a viewpoint that that one may not have considered. It's also not unusual for legislative bodies to have differing viewpoints. Just look at the U.S Congress!

Mr. Szukula commented that the Board should complete their due diligence, and collect all the facts, while ensuring that the community was voting in its best interest, and closed by advising the Board to table the issue, removed from the agenda, and no votes should be cast.

While I appreciate Mr. Szukula's dedication to Anchorage, I suggest that we take the advice of Abraham Lincoln who said " You cannot escape the responsibility of tomorrow by evading it today.", and that's exactly what we'd be doing if we took Mr. Szukula's advice. The Board has researched the issue and collected the facts. This issue has been around since attorney Daniel Greenburg proposed it in 2017 and Robert Todd proposed it in 2019. Do we need to retain a THIRD attorney to suggest the same solutions? Or should we wait until next year, as we've done since 2017, which includes paying our attorneys for legal advice that we ignore because we listen to the few naysayers who disagree?

A motion was made to approve this **proposed** modification to the Anchorage "rules". The motion was seconded and passed by a 3-2 vote. A motion cannot be tabled after it has passed.

To be clear, the Board of Directors did NOT vote to approve the measure. We only voted to give the members of the community the opportunity to make their voices heard.

The proposed modification will be on the ballot, and from there, it's up to the members of the community and **not** Mr. Szukala. Just like in governmental elections, you'll have the opportunity to research the issues before casting your vote. If you like a proposed modification, vote YES. If you don't like it, then vote NO. It's that simple. VOTE!

Gary Walkup

Anchorage HOA President