



North Panther Trace

APRIL 2022-PUBLISHED QUARTERLY



SOCIAL NEWS

[NPT Social Committee](#) (Rosemary, Chairperson)

Cul-De-Sac Socials Schedule-ALL AT 6:30 PM

3rd Friday every month-4/15/22, 5/20/22, 6/17/22

EVERYONE IS INVITED TO ALL!



[Welcome to our Newest Neighbor!](#)

Jermaine Deer-258 PT on 3/30/22

[NPT Community News/Events](#)

Please read all pages of the newsletter

[PSL Area Activities & Events](#)

Easter Egg Hunt and Shop

- **Date:**04/16/2022 10:00 AM - 5:00 PM
- **Location:** MIDFLORIDA Center

Awake America Crusade

- **Date:**05/19/2022 7:00 PM - 05/21/2022 10:00 PM
- **Location:** MIDFLORIDA Center

Community Garage Sale

- **Date:**06/18/2022 8:00 AM - 12:00 PM
- **Location:** Minsky Gym



JOKE OF THE DAY

When does a joke become a 'Dad' joke?

When it becomes "apparent".



NPT SOCIAL MEDIA

[Facebook:](#) **PLEASE JOIN US FOR UPDATES!**

<https://www.facebook.com/groups/2233578896781592>

Another good website for our neighborhood and the general area is:

www.nextdoor.com

Please read all of the emails & docs sent by the HOA. **Please save this as a contact:**
northpanther@calibersoftware.email



FEATURED WEBSITES

Port St. Lucie Public Records-**[CLICK HERE](#)**

Bi-Weekly City Manager's Report-**[CLICK HERE](#)**-**PSL News, very informative**

Access to City Hall-1PSL-**[CLICK HERE](#)**-**24/7-WEB & APP-772-871-1775**

PSL City Council Meeting Calendar & Minutes-**[CLICK HERE](#)**



NPT-Watson HOA and Caliber Websites

HOA documents including meeting notices, ARB requests, NPT policies and guidelines, are on our website at: <https://www.watsonassociationmanagement.com/communities/north-panther-trace/>. To see the Caliber password-protected page with your account info, HOA docs and Financials, use the "Community Portal" link at the top of the page. Contact Watson if you do not know or have your user name and password.



Please be neighborly

Please clean up after your dog when walking them in or around the neighborhood and Sawgrass Lakes.



Meeting Minutes & Financials

You can find the NPT & Master HOA meeting minutes & confidential documents on the Watson Caliber website, see instructions above.



Front Gate

Guest codes will be operational soon.



Master Board News

The bid was approved for new lighting and a CCTV system in the RV lot. There are a few spaces available in the lot.



Neighborhood Security

It is imperative we all work together to keep NPT safe. Please call 911 on any suspicious activity & cars, kids acting unruly or speeders. **"See something, say something!"** The police encourage us to.



FRIENDLY REMINDERS

Quarterly Dues

Dues remain \$151/month or \$453/quarter.

HOA dues are due the 1st Day of each quarter, January, April, July and October.

Our dues include: Common areas maintenance, standard cable TV with HBO and front yard lawn maintenance.

6/1/22-Dues will include Bluestream TV **AND** Internet. **You must be current to receive the Bluestream Services.**



HOA Meetings

2nd Tuesday each month

We use ZOOM for our meetings.
(<https://www.zoom.us/join>)

Meeting ID: 715 3604 2014

Passcode: iNB77a

SCHEDULED NPT HOA MEETINGS

4/12, 5/10 and 6/14



Garbage, Recycle & Yard Debris

should only be put out the **night before pick-up, after 6 PM**. All cans should be brought in by 8 PM on pick-up day. Please do not leave your yard waste/trash out all week or on the side of the house.

It is unsightly, smelly & draws critters.



If you plan to dig in your yard for any reason, call 811 to get your underground utility lines marked, for free. Beware of the new Bluestream Lines



[Contact info for Waste Pro](#)

Trash and Recycle

Lois Cardinale @ 772-873-6317,
lcardinale@wasteprousa.com

Yard Waste pick-up:

<https://www.cityofpsl.com/services/1psl>



[To comment on and to contribute to our newsletter](#), please email bobshonce@yahoo.com



KEEP AN EYE ON THE WEATHER for NAMED STORMS. (Please, no pruning during a named storm)
SHUTTER RULES: They must be off your windows 2 weeks after storm passes. Shutters may stay on during hurricane season, only if home is 100% unoccupied.



[Complaints, HOA Rules Violations or Service Requests](#)

Please email these issues to Hillary at:

Hrothmel@WatsonRealtyCorp.com

and copy the entire HOA board.

For Service Requests, you can use the "Work Orders" on the top of the front page on our website.

PSL CODE ENFORCEMENT: 772-871-5010

Or use the 1PSL app or website

Just a reminder, NPT & SPT are separate HOA's.



Hillary Rothmel is our HOA property manager at Watson Association Management. Contact her at: Hrothmel@WatsonRealtyCorp.com (Preferred) or by phone 772-871-0004. You should send Hillary an email on all HOA issues. **If you are not getting the HOA emails, please check your SPAM folder and verify Watson has your correct email.** ***RV LOT: If you need help with the RV lot, please contact Dina at Signature, 772-219-4474, the Property Manager for the Master Board. There are lots available.



2021 North Panther Trace Board of Directors. If you need to contact the board for anything, please include all Board members and Hillary on your email.

Bob Shonce, President	734-787-9841	bobshonce@yahoo.com
Rosemary Carpentier, Vice-President	772-812-5659	rosecarp14@aol.com
Steve Barrett, Secretary/Treasurer	574 536 1771	rvexpert7@gmail.com
Frank Bono, Director	313-300-4708	fpipe16@yahoo.com
Larry Tonjes	772-985-4004	ltonjes@gmail.com



CORRECT WEBSITE: www.bluestreamfiber.com/sawgrass-lakes
INSTALLATIONS ARE GOING GREAT!! CALL TO SCHEDULE YOUR INSTALLATION @ 772-242-7017 ASAP. **You will need your driver's license or social security #. If you need help, call me.** At this time, the Bluestream rep will discuss additional services you may want that are not covered by the HOA. These services will be your responsibility to pay for. **You will not need any Comcast , AT&T or DISH services.** Our Bluestream includes TV, Internet and you can move your existing phone # to Bluestream for \$19.95/month.

Snowbirds: Schedule your installation for before you leave town.

April 4, 2022 through May-Residential installations and services will begin. Once your equipment is installed, your new Bluestream services will be "live". Your installer will help you connect all of your devices. Have a list ready for him. You will need a Gmail account. He will help you with that too. **PLEASE ALLOW 3-4 HOURS FOR INSTALLATION**

COMCAST SERVICES: You need to call our Bulk #855-788-0064 to cancel any Comcast services you have, including your HOA package, after Bluestream is activated for you and working properly. **We suggest you wait 1-2- weeks before cancelling.** If you prefer, you can keep any Comcast or other services. However, those expenses would be at normal Comcast rates, 100% yours and you will still be paying for Bluestream services via your HOA Dues. **Your dues will not be reduced if you do not use the Bluestream services.**

COMCAST EQUIPMENT-Unless you are continuing Comcast service(s), each of us need to **return ALL Comcast equipment.** This includes your DVR box, additional boxes, all remotes and your router if you have a Comcast router. **Bluestream is providing a new router to everyone, which is included in our HOA monthly fee.**

*We advise each resident to return all of your own devices to any UPS Store, at no charge to you. I have alerted the UPS Store in Tradition and the new UPS Store on Becker near Bonefish Macs to be ready for us! **GET A RECEIPT!!***

*You may also use our local Comcast Xfinity Store in the Winn Dixie shopping center at PSL Blvd and Bayshore Blvd. **FOR ALL: 8AM to 6PM, Monday through Friday. (Saturday-Comcast closed, UPS 8A-3P)***

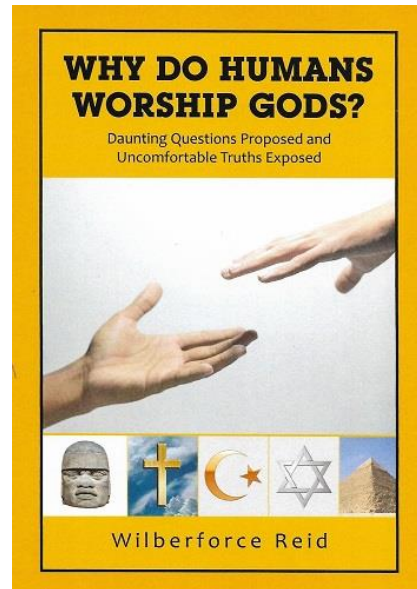
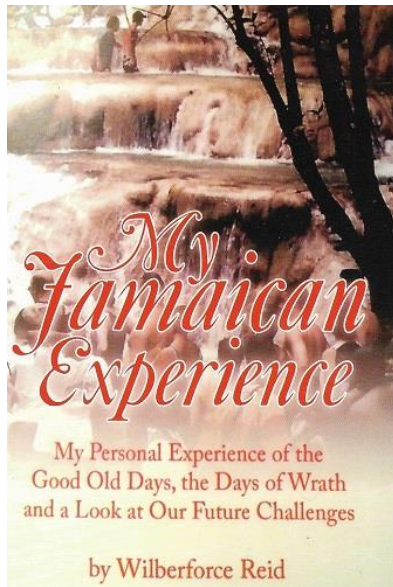
COMCAST EMAIL: If using, you should check with Comcast to see if you can keep it after your services are cancelled. **CHECK YOUR EMAIL FOR MORE BLUESTREAM INFO**

Questions? Contact Bob: 734-787-9841 or bobshonce@yahoo.com

RESIDENT CORNER

We have an author living in North Panther Trace! Wilberforce Reidy has written these 2 published books. For more info or to buy these books, please visit:

<https://booksbywilberforcereid.com>



If you have something you would like to highlight in our newsletter, please contact Bob to discuss: bobshonce@yahoo.com

City Council approves plan, priorities to address solid waste collection

Special City Council Meeting

The City Council today took action on a significant list of short and long-term solutions to address Waste Pro's severe service deficiencies, including allowing a contractor to collect yard and bulky waste on an emergency basis to achieve consistent service levels for residents.

City Council provided direction to the City Manager to hire supplemental contractors to collect yard and bulky waste to address immediate needs. This will alleviate the utilization of City staff, which has been supplementing this service for several weeks since Waste Pro has neglected to consistently collect yard waste for the past three months.

As an emergency measure, due to Waste Pro providing notice to the City that it will be terminating the contract in September, Council also unanimously agreed to move forward with finding other service providers to replace Waste Pro as the City's solid waste hauler. Council also approved many of the recommendations made by the City's Solid Waste Task Force for long-term solutions to support a future franchise agreement.

"We finally have a very clear path forward," said Mayor Shannon Martin.

"Unfortunately, we can no longer continue to rely on Waste Pro. They have lost the public's trust, and they have not taken the necessary actions to improve and provide the services they are required to under the existing contract." -Mayor Shannon Martin

The following is a list of the recommendations by the Solid Waste Task Force which will be implemented when a permanent contract is in place:

For automated garbage collection, residents would utilize a City-provided 64- or 96-gallon cart with the option to purchase an additional cart if more capacity is needed. Collection would be once a week.

- Recycling collection would remain the same.
- Yard waste would be limited to 4 cubic yards per week, which is about the size of a large conference table.
- Bulky waste would be limited to five pieces with a collection day once a month.
- The City would continue its voluntary Convenience Center where residents can drop off bulky and yard waste at no additional charge.
- The City would be divided into two franchise zones, allowing more than one solid waste hauler to provide service to our residents.
- Commercial service would mirror the two residential franchise zones.

TO LEARN MORE, PLEASE GO HERE:

<https://www.cityofpsl.com/government/departments/neighborhood-services/solid-waste-program>

Please retain this list for future use. [Check out our new vendors this issue!](#)

POWERWASHING



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Dave Moberly
Agency Principal

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dave@moberlyins.com

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561-319-7246
Office: 772-207-7669
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Beth Grady
Broker Associate

f t+ in p YouTube MLS

PAINTER



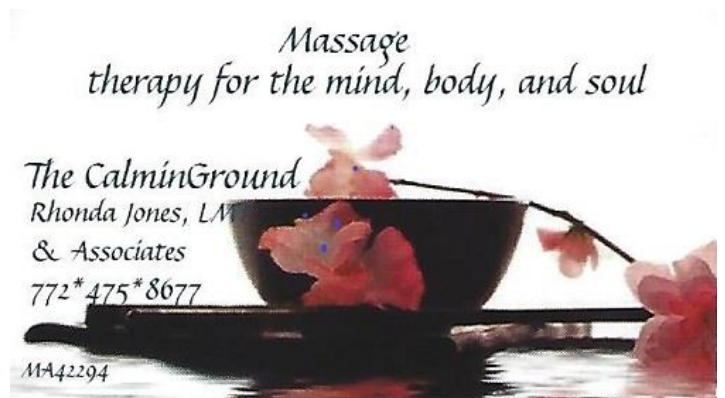
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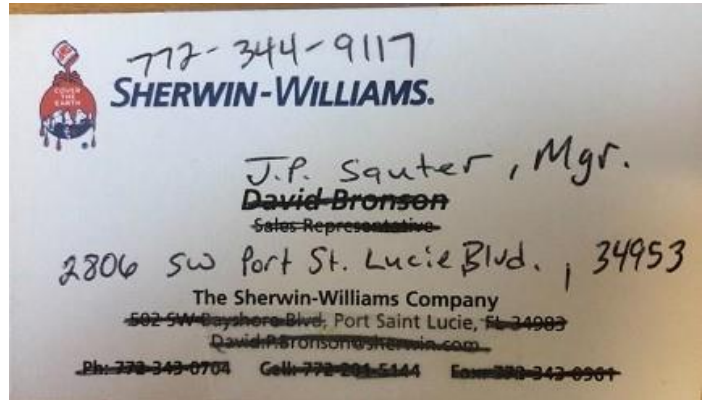


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WATSON-NPT HOA MANAGEMENT



If you or a quality vendor you know would like to advertise in our future newsletters, please have them contact Bob Shonce at:
bobshonce@yahoo.com or 734-787-9841.

We have a limit of 2 to profession or category.

Residents are no charge, vendors are \$50/year (4 issues).

The 3rd Quarter newsletter will be published at the end of June, 2022



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Dear Homeowner,

The news about struggling insurance carriers in Florida has become almost routine. In the past three months, some of the best-known insurers have said they will stop writing new homeowner policies or won't renew thousands. These include United Property & Casualty, TypTap, Florida Farm Bureau, and Progressive. These carriers join many others as well as those that will not write a property if the home is over 10 years of age or if the shingle roof is over 10 or 15 years old. Roof losses are impacting consumer insurance availability and agents' capacity. This is making it increasingly difficult for insurance agents to find replacement coverage for the many customers that are being non-renewed for exposure management or who are just shopping for a more affordable option.

Some links to articles explaining the homeowner insurance crisis in Florida are:

[Insurance agents: Why rates for Florida homeowners are soaring in 2022 | Jax Daily Record | Jacksonville Daily Record - Jacksonville, Florida](#)

[Florida lawmakers grapple with insurance 'catastrophe' \(yahoo.com\)](#)

[Property insurance market crisis looms over Florida | Business Observer | Business Observer \(businessobserverfl.com\)](#)

We encourage all Homeowners to be sure they pay their homeowner insurance renewals on time. Do not allow your policy to cancel unless you have already secured replacement coverage. Many carriers will not reinstate the policy, even if the payment is one day late. They are using this as an opportunity to not reinstate older homes or homes that may have an older roof. If your mortgage company escrows for your homeowner's insurance, they have 90 days from the effective date to make the payment per Florida legislation. Self-pay customers do not receive a grace period.

Please feel free to reach out to our agency with any questions or concerns you may have regarding this article.