

The Signal

KEEPING YOU INFORMED OF EVENTS, ACTIVITIES AND COMMUNITY INFORMATION IN ZELLWOOD STATION ~

February 2023

WHITE HOUSE HOURS: MON. - THURS. 8:00am - 5:00pm & FRI. 8:00am - 2:00pm - 407-886-0000 - SIGNAL@ZELLWOODSTATION.NET

THE DEPOT & WATER DEPARTMENT OFFICE HOURS: MON. - THURS. 8:00am - 5:00pm & FRI. 8:00am - 2:00pm - 407-886-4606

Valentine's Dance

Whistle Stop
2/11/23
7pm to 10pm

Music by
Late for the Station
Sponsored by
The Red Caps

\$10
per person

**Tickets will be sold in the Whistle Stop
Lobby Tuesday through Saturday
4pm to 6pm from 1/31/23 to 2/10/23.**

**Payment for dance tickets -cash or check only
(Ticket price does not include Dinner)**



**Dinner Specials 2/11/23
4pm to 7pm
Reservations Required**



**Prime Rib \$25
Red Snapper- Pan Seared with Lemon Butter \$20**

**Both dinners served with Baked Potato, Asparagus,
Side Salad and Roll
with Cheesecake for dessert**

Regular Menu also available

Happy Anniversary!

Please remember to email your anniversary information so you may be recognized! Special anniversaries of 50 years or more, should be submitted at least 10 days in advance.

**Email to:
Signal@zellwoodstation.net**



Please let us also know your birthday to announce it thru the Zellwood Station Community. Please

send us an email at:
Signal@zellwoodstation.net

Let's Celebrate You!



**Coffee Talk with the General Manager
Friday, February 10, 2023
9-11 a.m @ The Clubhouse**

You're invited!

Join the General Manager and Office Manager for coffee and pastries on Friday, February 10, 2023 from 9-11 a.m.

We want to get to know all of you better and hear your suggestions and ideas.

Feel free to email any questions you'd like to discuss to reception@zellwoodstation.net .

We hope to see you there!



VISION STATEMENT

Zellwood Station's vision is to create a warm, friendly community for the well being of its senior residents where the "Good Life Begins".

MISSION STATEMENT

Zellwood Station's mission is to promote fun and well being in a beautiful environment to enhance the good life for senior residents with a commitment to excellence and quality service.

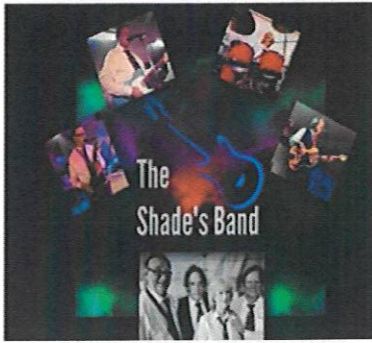
ATTENTION



*****ATTENTION SHAREHOLDERS*****

THERE IS AN OPEN POSITION ON THE COOPERATIVE BOARD OF DIRECTORS TO SERVE THE REMAINDER OF A YEAR TERM. A BOARD MEMBER APPOINTMENT WILL BE MADE AT THE FEBRUARY 16TH CO-OP BOARD OF DIRECTORS MEETING. IF YOU ARE INTERESTED, PLEASE SUBMIT YOUR RESUME TO RRICH@ZELLWOODSTATION.NET BY MONDAY, FEBRUARY 13TH FOR CONSIDERATION.





Oldies, Classic Rock, Pop

Whistle Stop

Friday 2/17

7pm to 10pm

Please Note:

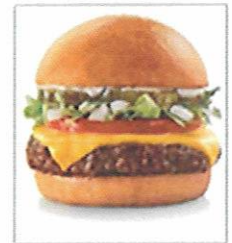
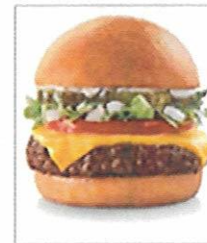
Due to the cost of providing live entertainment, there is a \$5/pp minimum purchase or a \$5/pp cover charge which will be collected by your server

Attention Jukebox Bingo Players:
Jukebox Bingo is cancelled on Tuesday, 2/21, due to the Annual Co-Op Election Meeting.

BURGER NIGHT IS BACK!

AND AT A DISCOUNT!

*****EVERY WEDNESDAY*****



\$8.50 INCLUDES 5 OZ BURGER

(LETTUCE, TOMATO, ONION & PICKLE).

SERVED WITH CHIPS.

\$1 UPCHARGE EACH FOR CHEESE AND/OR BACON

\$1.50 UPCHARGE FOR FRIES

@ THE WHISTLE STOP!

Fire Hydrant Flushing



Zellwood Station Utilities Department will be performing our annual

Fire Hydrant Flushing
the week of FEBRUARY 13TH

per instruction from the Orange County Fire Marshal.

During this time, you may experience brief periods of low water pressure, discolored water and/or air in the lines. **There is no need to boil your water**, simply let the water run until it clears. We appreciate your patience during this time.



Keep that New Year's resolution! Walk indoors with an upbeat music video. Choose 1, 2, or 3 miles. Includes cardio & strength exercise, increases flexibility -- and its fun. Bring a friend!

CABOOSE - Mon-Wed-Fri - 9:00am

BINGO



Thursday Bingo Whistle Stop Dinner Specials ONLY \$10

Thursday, February 9th

Italian sausage with peppers served over a bed of pasta and mozzarella cheese

Thursday, February 16th

Creamy pesto shrimp scampi with fettuccine. Served with garlic bread sticks

Thursday, February 23rd

Spaghetti Bolognese/Spaghetti with meat sauce. Served with garlic toast points



Sandpoint Lakeview Village Ladies Luncheon

A lovely luncheon has been planned just for you, the ladies of the Sandpoint Lakeview Village. Join your friends and neighbors at 12:00 pm on Tuesday, March 14, 2023 at the Whistle Stop Restaurant

RSVP Deadline:

5:00 pm of March 9, 2023

For more information or transportation contact your hostesses

**Dottie Paishon 407-865-3309 or
Barbara Petersen 407-583-7740**

Sign-up sheets are in the Sandpoint Lakeview (Teak) & Depot Mailrooms



Papa Ken's Irrigation Repair

Licensed & Insured

Is your Irrigation System Ready For Summer?

Is It Running To Its Full Potential?

Call Ken at Papa Ken's Irrigation Repair. He will go through your entire system and check for:

1. Leaking or Bad Heads
2. Check for Broken Pipes.
3. Check Clock to make sure it is set up property.
4. Check Rain Sensor.

He will provide you with a quote to repair what needs to be fixed and also a quote to update your system to run more efficient while saving you money on your water bill. The cost of this service is Free.

Oh, by the way I am Ken. Please call for me at 407-951-2737 and I will be happy to help.

Ken Hanjora (407)-951-2737 Mobile
papakensirrigation@gmail.com
www.papakens.com

2023 Annual Meeting

and Election Information

- **ONLY THE YELLOW BALLOTS WILL BE ACCEPTED**
- **NOTHING OTHER THAN THE BALLOT SHOULD BE IN THE BALLOT ENVELOPE**
- **OUTER YELLOW ENVELOPES MUST BE COMPLETELY FILLED OUT (IF NOT ALL INFORMATION IS COMPLETE, THE BALLOT IS INVALID)**
- **The proxy is not for the vote and has been stated in the documents sent with the second notice. The proxy is ONLY used to conduct other business at the meeting outside of the election of directors. Without meeting the quorum requirements with proxies, no other business can be discussed. (A proxy CAN be used and a vote assigned to the Secretary or another shareholder in the case of an amendment change.)**
- **Quorum will be established by the total number of ballots meeting the quorum requirement.**
- **The voter designation form MUST be completed if there are two or more shareholders on the title in order for the vote to count.**
 - **Other examples include if the home is in the name of a Trust or corporation**
- **Power of attorney may not cast a vote. Ballots received by power of attorney will be invalid.**
- **The Electronic Voting Consent form MUST be returned, or the vote will be invalid.**
- **Online voting will open Tuesday, February 7th and close at 5 p.m. on Tuesday, February 21st**

Your vote should be YOUR vote!

It is illegal to have another person vote on your behalf or assist you in the voting process. If you are approached and offered assistance with voting, please contact the General Manager, Rebekah Rich at rrich@zellwoodstation.net and/or (407) 886-0000 ext. 229.

Community Announcements

All ACH payments will continue to be automatically deducted regardless of assessment amounts. No action on your part or with your bank is required.

If you use your bank's Bill Pay service, please go online to make changes to your service.

The White House is now taking credit card payments for gate stickers and assessments.

The CA Board meeting is on Tuesday, February 14th at 2 p.m. in the Depot

NO ACCOUNTING INFORMATION WILL BE GIVEN OVER THE PHONE. YOU MUST EITHER SEND AN EMAIL OR MAKE AN APPOINTMENT.

The Co-Op Budget and Board of Directors' Meeting will be held on Thursday, February 16th at 6 p.m. in the Clubhouse

ONLINE VOTING REGISTRATION WILL BE OPEN TUESDAY, FEBRUARY 7th

MEET THE CANDIDATES video coming soon...

Coffee Talk with the General Manager will be Friday, February 10th from 9-11 a.m. in the Clubhouse. Coffee and pastries will be available.



This painting, in the White House, commemorates the 25th Anniversary of the Zellwood Station Co-Op, celebrated November 1, 2018

Zellwood Station is a Resident Run and Co-Op Shareholder-owned Community

November 1, 1993 Zellwood Station Co-Op, Inc [the Shareholders] bought the community from developers for \$13.6 million. Zellwood Station Ltd. sold 692 lots, most of which were leased to manufactured homeowners, the development's water and sewer operations, and an 18-hole golf course and clubhouse. Lee Jay Colling, an Orlando lawyer who put the deal together for the residents, was 3-years in the making, motivated by large annual increases in monthly maintenance fees by the developer.

Over the years the Shareholders/Co-Op purchased the center land to prevent outside developers from attempts to rezone and change the community, *thereby protecting the Zellwood Station 55+ lifestyle*. The Shareholders/Co-Op has also adamantly resisted any attempts by big corporations to purchase Zellwood Station and convert it to a corporation-managed investment—which would have raised monthly maintenance fees an estimated 2 to 3 times present monthly fees.

Zellwood Station is organized and managed by many boards and committees of *volunteers*—all neighbors— that adhere to strict legal requirements according to Florida statutes on everything from financial accounting to 55+ community guidelines. There is a very small paid staff under the direction of the credentialed Park Manager that follows the covenant requirements of the Co-Op [cooperative group of shareholder homeowners] and Zellwood Station Community Association [all homeowners].

There are 3 types of Ownership, and all 3 are members of the Community Association

Each house is owned by the homeowner, but land, or land use, varies:

Co-Op Share

This form of home ownership was created in 1993 when all existing homeowners, except 27 declining "Lessee" and 283 "with-land/Condo" homeowners, formed a non-profit co-op and purchased the community. A "share" constitutes a 99-year renewable lease. The Co-Op Shareholders "own" the entire Zellwood Station community, with the exception of the 283 "with-land/Condo" properties and Condo streets and Condo or CA Recreation buildings with common areas. Florida recognizes this share land as land ownership. Real estate property taxes are required for Co-Op shareholders. Homestead exemption is available.

Condo / "With Land" Fee Simple (283 homes)

Homes sold from 1975-1981 were sold to 283 lessees that took advantage of the limited-time opportunity to purchase the land on which their home sits. A warranty deed was issued with the property. Real estate property taxes are required, and condo property is eligible for homestead exemption. The owner has full use of the amenities including the facilities in the Depot Recreation Area that are included in the benefits provided by the monthly maintenance fee, *but the condo owner does not own a share of Zellwood Station*. Each of the 3 condo villages, which does include some Share and Leased properties as well as Condos, has a monthly meeting, open to *all* residents of the condo village, that has a 7member board and manages a budget specific to the Condo Village common areas, mail building and village pool area in Banbury or Citrus Ridge, and streets maintenance. Clarification: Oak Grove uses the CA-maintained community pool and mail room in Depot. The 3 condo villages contract with Vista Community Association Management for offsite accounting and administrative services.

Leased Land (27 homes)

All homeowners were "Lessees" in the early years. When given the one-time option to purchase the land on which the home sits [become a "Condo"] or form a Co-Op to purchase Zellwood Station as a cooperative shareholder, 27 lessees declined both options and elected to remain a lessee. The Lessee homeowner pays a monthly lot rent, which *includes* the monthly maintenance fee. This property does not pay real estate taxes because it *does not own land or a share of Zellwood Station*. The monthly amount is usually adjusted on a yearly basis and is tied to the consumer price index. The owner has full use of the amenities including the facilities in the Depot Recreation Area that are included in the benefits provided by the monthly lot rent, *but the lessee does not own a share of Zellwood Station*. Of the 27 Lease properties, 7 are in Banbury Village, 7 in Citrus Ridge Village, 11 in Oak Grove Village, and 2 in Sand Point Village.

Monthly Maintenance Fees for all 3 types of homeowners includes: *24-hour security gate +community patrols * Garbage +yard waste collection *Lawn mowing+edging+blowing * Use of common Depot Recreation facilities *Storage area for RVs+boats if space is available *fiber optic cable+internet

ZELLWOOD STATION CO-OP, INC.

BOARD RESOLUTION AUTHORIZING ELECTRONIC VOTING AND PARTICIPATION FOR ASSOCIATION MEETINGS AND ELECTIONS

WHEREAS, Section 719.129, Florida Statutes, provides that an association may conduct elections and other unit owner votes through an Internet-based online voting system and/or the use of electronic notice if a unit owner consents, in writing, to online voting and/or electronic notice and if various requirements are met; and

WHEREAS, the Board has determined it to be in the best interest of the Association to enable the use of electronic voting and/or electronic notice in Association matters and to create the requisite authority required by the above-referenced statute.

NOW, THEREFORE, it is resolved as follows:

1. The Association may permit Unit Owners who desire to do so the ability to utilize electronic voting in conformance with the above-referenced statute, as amended from time to time, as well as any applicable administrative rules as may now exist, be hereafter adopted, or as the same may be amended from time to time.
2. The Board or its President may determine that utilizing electronic voting is not in the best interest of the Association as to any particular meeting or election. Accordingly, there shall be no obligation for the Association to utilize electronic voting at any particular meeting or election.
3. Notice to Unit Owners of the opportunity to vote through an online voting system shall be provided as required by law.
4. The Association hereby adopts the following forms which are incorporated into this Resolution by reference:
 - Attached as **Exhibit "A"** is the "Consent to Electronic Voting and/or Consent to Receive Electronic Notice of Meetings," which a Unit Owner may sign and file with the Association, or which may be affirmed by the Unit Owner, in order for an Unit Owner to be entitled to vote by electronic means and/or to receive electronic notice of meetings; and
 - Attached as **Exhibit "B"** is the "Revocation of Consent to Electronic Voting and/or Revocation of Consent to Receive Electronic Notice of Meetings," which an Owner may sign and file with the Association, or which may be affirmed by the Owner, to revoke their consent to electronic voting and/or their consent to receive electronic notice of meetings.

Unless prohibited by law an e-mail notification from an Owner to the Association may be used in lieu of a signed consent or revocation form, in which case the terms of the attached consent and revocation forms are incorporated by reference and shall be deemed affirmed by the Owner when consent is given or revoked by e-mail.

5. In order to implement electronic voting, the Association may contract with an outside vendor or other party that provides electronic voting services (referred to collectively hereinafter as the "Provider"). The Board shall use reasonable judgment to ensure that such Provider's services comply with the requirements of law.

6. The Association or its agent shall notify Unit Owners in meeting notice materials, as provided by law, of the ability to vote electronically, including but not limited to the Provider's e-mail address or website in a manner the Association reasonably believes to be sufficient to enable Unit Owners to participate in electronic voting.

7. Unit Owners who consent to vote by electronic means may still vote in person, if they choose, by paper means (use of proxies and ballots), or may send proxies to the Association by facsimile transmission or electronic mail, to the extent the Association otherwise receives and accepts proxies through such media. In the event of multiple votes cast by a Lot as to the same matter, the vote cast first in the election of Directors shall prevail, while the last vote cast will prevail with respect to non-election issues. The Board of Directors has the authority to set cutoff times for electronic voting in connection with the notice of any meeting where electronic voting will be used. In the absence of the Board of Directors announcing a different cutoff time/date for electronic voting, all electronic votes shall be cast at least one (1) hour in advance of said meeting at which time the ability to vote electronically shall be deemed closed for that meeting or election. In any instance wherein a meeting is lawfully adjourned and continued to a new time and date, for such matters to be voted upon but the question has not yet been called, the electronic voting shall be reopened following the adjournment to allow the Owner to cast an electronic vote until one (1) hour in advance of the reconvening of the meeting, at which time the ability to vote electronically shall be deemed closed for that continued meeting.

8. By signing or affirming the consent form attached as Exhibit "A" hereto and otherwise choosing to vote electronically as enabled by this Resolution, each Owner recognizes that the Association cannot control the practices of third parties regarding internet communications and use of the Owner's e-mail address. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses," "malware," "spyware," "cookies," and the like. Each Owner who consents to electronic voting also consents to the Association's publication of their e-mail address, as well as other information (including necessary personal identifying information) to Providers or other third parties to the extent and as may be reasonably necessary to enable the use of electronic voting processes. Such information shall not be considered an official record, and shall not be available for Owner inspection unless required by law.

9. By signing or affirming the consent form attached as Exhibit "A" hereto, each Owner further recognizes that internet/electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to Owner operator error, Provider system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim or challenge to such voting, including but not limited to situations where an Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management.

BOARD RESOLUTION

ZELLWOOD STATION CO-OP, INC.

January 19, 2023
(DATE)

WHEREAS, ZELLWOOD STATION CO-OP, INC., (the "Co-op) is a Florida not-for-profit corporation formed to operate a manufactured home community 55 years of age and older and to serve as an association to be comprised of all Unit Owners/Members of Zellwood Station, to operate and maintain the Common Elements, and to administer and enforce the Governing Documents for the Co-op; and

WHEREAS, Section 617.0721(3), Florida Statutes, states the following regarding attending meetings via remote audio or video means:

"If authorized by the board of directors, and subject to such guidelines and procedures as the board of directors may adopt, members and proxy holders who are not physically present at a meeting may, by means of remote communication:

- (a) Participate in the meeting.
- (b) Be deemed to be present in person and vote at the meeting if:

1. The corporation implements reasonable means to verify that each person deemed present and authorized to vote by means of remote communication is a member or proxy holder; and

2. The corporation implements reasonable measures to provide such members or proxy holders with a reasonable opportunity to participate in the meeting and to vote on matters submitted to the members, including an opportunity to communicate and to read or hear the proceedings of the meeting substantially concurrent with the proceedings.


If any member or proxy holder votes or takes other action by means of remote communication, a record of that member's participation in the meeting must be maintained by the corporation in accordance with s. 617.1601";

WHEREAS, Section 719.106(b)(5), Florida Statutes, provides: "When some or all of the board or committee members meet by telephone conference, those board or committee members attending by telephone conference may be counted toward obtaining a quorum and may vote by telephone. A telephone speaker shall be utilized so that the conversation of those board or committee members attending by telephone may be heard by the board or committee members attending in person, as well as by unit owners present at a meeting"; and

This Resolution was adopted by the Board of Directors on the 19th day of January 2023, and is effective upon adoption. The meeting at which this Resolution was adopted was preceded by notice provided to each Owner fourteen (14) days in advance of said meeting either by U.S. mail, hand-delivery, or electronic mail (in cases where Unit Owners have consented to receive official Association notices by electronic mail) and by posting said notice conspicuously on the Association Property fourteen (14) days in advance of said meeting. An Affidavit attesting to such notice is kept amongst the official records of the Association.

There are 9 total Board members. The number of Board members who voted in favor of this Resolution is 8. The number of Board members who voted against this Resolution is 1. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

ZELLWOOD STATION CO-OP, INC.

BY: 
President ANTHONY J. TESTA

Date: 1-19-2023

(CORPORATE SEAL)

WHEREAS, the Board wishes to adopt this Resolution to authorize remote voting at Co-op Members' Meetings, Board Meetings and Committee Meetings and to establish guidelines with respect thereto.

NOW, THEREFORE, it is resolved as follows:

1. The Board hereby incorporates the above preamble into this Resolution.
2. The Board hereby authorizes Members to participate in and vote at meetings of Members by remote communication.
3. The Board hereby authorizes Directors and Officers to participate in and vote at meetings of the Board by remote communication.
4. The Board hereby authorizes Members to participate in meetings of the Board by remote communication.
5. To the extent that a Committee Meeting is open to the Members, the Board hereby authorizes Committee members to participate in and vote at Committee meetings by remote communication.
6. To the extent that the Committee Meeting is open to the Members, the Board authorizes Members to participate in meetings of the Committee by remote communication.
7. When video participation is used, physical recognition of the Member by a member of the Board, other Members, or employees or agents of the Co-op shall be a sufficient verification of identity.
8. When audio participation is used, recognition of the Member's voice or the telephone number or other source of communication from which he or she is communicating shall be a sufficient source of verification of identity.

Members or other persons who are participating remotely as a proxy holder for a Member must submit copies of said proxy or proxies by mail or hand-delivery to the Co-op's Office at: **Zellwood Station Co-op, Inc., c/o Manager 2126 Spillman Dr., Zellwood, FL 32798** or via email to **r-rich@zellwoodstation.net**, in advance of the meeting.

9. At Members' Meetings, Members and their proxyholders shall be deemed to be present in person at such meetings for all purposes, including the establishment of a quorum.

10. At Members' Meetings, Members who have voted by proxy shall be entitled to remotely attend meetings of Members in the same manner as Members who wish to remotely attend in person.

11. At a Members' Meeting, the Chair of the meeting shall allow every Member wishing to speak to an item which will be put to a vote of the Members the opportunity to speak for up to 3 minutes regarding each such item. The Chair may utilize technology that "mutes"

Members when they are not speaking so long as the platform contains a means by which Members may communicate to the Chair that they wish to be recognized.

12. At a Members' Meeting, unless a written ballot is required pursuant to the Governing Documents or Florida law, Members who have not voted by proxy and who are attending remotely in person shall be required to vote, if they wish to vote, on each item for which a vote is being taken, by voice vote. Each such vote shall be specifically included in the minutes of the meeting.

13. At a Board Meeting or applicable Committee Meeting, the Chair of the meeting shall allow every Member wishing to speak to an item on the agenda to speak for up to 3 minutes regarding each such item. The Chair may utilize technology that "mutes" Members when they are not speaking so long as the platform contains a means by which Members may communicate to the Chair that they wish to be recognized.

14. The Chair of the meeting shall have the discretion to apply this Resolution or waive its application in any reasonable manner which effectuates the ability of Members to participate remotely, while preserving the ability to conduct an orderly meeting.

15. This Resolution does not require that remote participation be offered for any meeting. The availability of and platform for remote participation shall be in discretion of the Board President, or the Board.

There are nine (9) total Board members. The number of Board members who voted in favor of this Resolution is 9. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

ZELLWOOD STATION CO-OP, INC.

BY: 

PRINT NAME: ANTHONY J. TESTA
As President

Date: 1-19-2023

(CORPORATE SEAL)

COMMUNICATIONS
COOPERATIVE BOARD OF DIRECTORS MEETING
PRESIDENT TONY TESTA

1/19/2023

Welcome Shareholders! Thank you for being here today.

I am happy to report, that the Board approved Club House-Community Room 25 Ton AC Unit has been installed. After two postponements and Supply Chain shortages, CES replaced the AC Unit the last week of December, 2022. The approval for its replacement was approved by the Board during the 2021/2022 term.

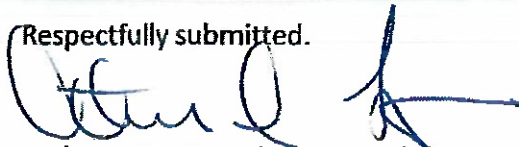
I wish to address the "BINGO" issue. BINGO in the Restaurant was suspended because of a Legal issue per FL State Statue 849.0931. Legal counsel discussed the issue with the Park Manager. The Executive Committee convened and was briefed on the issue. The bottom line is, serving alcohol, in a Restaurant/Bar that is not a nonprofit, 501c, Charitable organization is outside of the law. This activity placed the Cooperative, Restaurant and Liquor license in jeopardy and liability.

It is important to know the Board and Park Management must live within the State and County laws when conducting BINGO in the Club House. The Park Manager has consulted with the leadership of the Red Caps and Signal Lights organizations to operate BINGO under their required 501C, nonprofit, Charitable organization charter. The Cooperative Board has no interest in eliminating the game of BINGO in the Community Room. We are seeking solutions to a legal issue and looking forward to being able to continue BINGO legally. We apologize for any misunderstanding or lack of communication concerning this issue.

In closing, I wish to express my heart-felt thanks of appreciation to all of the volunteers who served on the Co-Op Board of Directors and Committees. It is important the Cooperative have Community involvement by its shareholders. Also, February is the Co-Op Annual Meeting and the Election of Directors. This is your opportunity to learn about new candidates and vote for your next Board of Directors. Many thanks to the Shareholders for attending meetings and being active in our community. Thank you for allowing me the honor to serve on the Cooperative Board of Directors.

Thank you!

Respectfully submitted.



Anthony J Testa - Co-op President

** NEW ** Monthly Assessment Fee Invoices

Zellwood Station Co-Op, Inc.
2126 Spillman Dr
Zellwood, FL 32798
407-889-0000
AP@ZellwoodStation.net

Assessment Fee
Invoice # 12345



BILL TO

John Q. Shareholder
10000 Spillman Drive
Zellwood, FL 32798

DATE
02/01/2023

PLEASE PAY
\$391.25

DUE DATE
02/01/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
02/01/23		Monthly Shareholder Assessment Fee Due February 1, 2023	391.25
		SUBTOTAL	391.25
		TAX	0.00
		TOTAL	391.25
		TOTAL DUE	\$ 391.25

THANK YOU.

For all Shareholders that have an email address on file with the White House, you will now receive a Monthly Assessment Fee invoice.

This invoice will not reflect payments, it is simply a form telling you that your Assessment Fee has been billed to your Shareholder account and is due in full on the 1st of the Month.

A Shareholder Statement of Account will be emailed to you on the 12th of each month. This will show your balance forward from the previous month, payments that you have made, and any applicable fees that have been added to your account, such as interest assessed for a late payment or an insufficient funds fee.

Signal Lights



2023 Scholarship Information

Signal Lights is an organization founded more than thirty years ago for the purpose of raising funds to help support various charities in the community as well as giving back to the Zellwood Station community.

This year Signal Lights is offering up to four (4) \$1500.00 scholarships to high school seniors who are grandchildren or great-grandchildren of Zellwood Station residents. Additionally, two scholarships will be presented to deserving students from our two local high schools (Apopka & Wekiva).

Zellwood Station Residents

applications and instructions will be available at the Depot.

For questions regarding these scholarships, please contact:

Carolyn Bedinelli

or

Sandy Pipkin

(860) 424-2493

(321) 231-8049

cbedinelli@yahoo.com

spipkin43@gmail.com

All applications must be submitted by April 14, 2023.

ROOF OVERS

Our 37th Year! - Over 15,000 Customers! - 5 Star Rated



Best Roof - Best Prices - Best Warranty! - Veteran Owned!

Features:

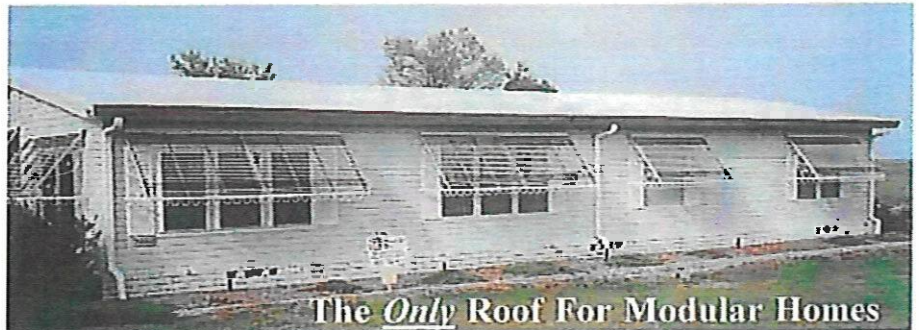
- Only 37 Year Old Local Roof Co!
- No Unlicensed Salesmen
- Meet With The Licensed Owner!
- Certified Installation Crew!
- Not ONE Roof Lost to Storms!
- Completely Insulated!
- Cut A/C Bills Up to 50%!
- Can Cover All Additions!**

15,000 + Customers!



**Beat The Price
Increases - Install
Now!!**

For ALL Low-Slope Florida Homes



The Only Roof For Modular Homes

**Who Do You Trust?
Some "Salesman" or
A Licensed Contractor!
Did You SEE Their License?**

Call Us - Today!

(407) 654-8269

More Roofs In Zellwood Than Anyone!

- | | |
|---------------------|----------------------|
| 2413 Fairbluff Rd. | 3811 N. Citrus Cir. |
| 4236 Oak Grove Dr. | 2116 Spillman Dr. |
| 3849 Diamond Oak | 2711 Lake Grassmere |
| 2640 Lake Grassmere | 3381 Evergreen Road |
| 2016 Groveway | 3327 Overlook Rd. |
| 2211 Evergreen Cir. | 3768 Grove Circle |
| 3305 N. Citrus Cir. | 2226 Orangewood Cir. |
| 3429 S. Citrus Cir. | 3469 Banberry Cir. |
| 3544 Citrus Cir. | 2357 Cayman Cir. |
| 3424 Greenbluff Rd. | 3440 Greenbluff Rd. |



**CSRS Roof
Systems, Inc.**

FL St. Lic #CCC1325522

Accepting All Major Credit Cards



**Veteran Owned
Business**

A+

**Business
Rating**



**Made in
the USA**

WWW.ROOFOVERS.COM

WEEKLY CALENDAR OF ACTIVITIES: February 6, 2023 - February 12, 2023

Monday, February 6, 2023

8:30am	Open Mixed Tennis.....	Depot Courts
8:30am	Ladies Stretch Ex.....	Caboose
9:00am	Inside Walking.....	Caboose
9:30am	Wood Shop.....	OPEN
12:00pm	Canasta.....	Caboose
1:00pm	TOPS Weight Loss.....	Boxcar
5:00pm	Pickle Ball Lite.....	Clubhouse Courts
6:30pm	Duplicate Bridge.....	Caboose
6:30pm	Euchre.....	Boxcar

Tuesday, February 7th

8:00am	Ladies 18 Hole	
8:30am	Pickle Ball w instructions.....	Clubhouse Courts
9:00am	Horseshoes	
9:30am	Craft Workshops.....	Craft Room
9:30am	Gentle Yoga.....	Caboose
1:00pm	Splash & Dash.....	Depot Pool
2:00pm	Bunco.....	Caboose
6:30pm	Jukebox Bingo.....	Whistle Stop

Wednesday, February 8th

7:45am	Ladies 9 Hole Golf	
8:00am	Shuffleboard.....	Depot Courts
8:30am	Open Mixed Tennis.....	Depot Courts
8:30am	Ladies Stretch Ex.....	Caboose
9:00am	Inside Walking Class.....	Caboose
9:00am	Stain Glass Workshop.....	Bldg. D
9:30am	Wood Shop.....	OPEN
6:00pm	Poker.....	Box Car
6:30pm	Corn Hole League.....	Community Room
7:00pm	Bingo.....	Depot

Thursday, February 9th

8:00am	Men's Nasty Niners.....	Pro Shop
8:30am	Pickle Ball w Instructions.....	Clubhouse Courts
9:30am	Gentle Yoga.....	Caboose
12:00pm	Ceramics.....	Craft Room
12:30pm	Ceramics.....	Bldg. D
1:00pm	Splash & Dash.....	Depot Pool
3:00pm	Joy of Coloring.....	Caboose
7:00pm	Thursday Bingo.....	Whistle Stop

Friday, February 10th

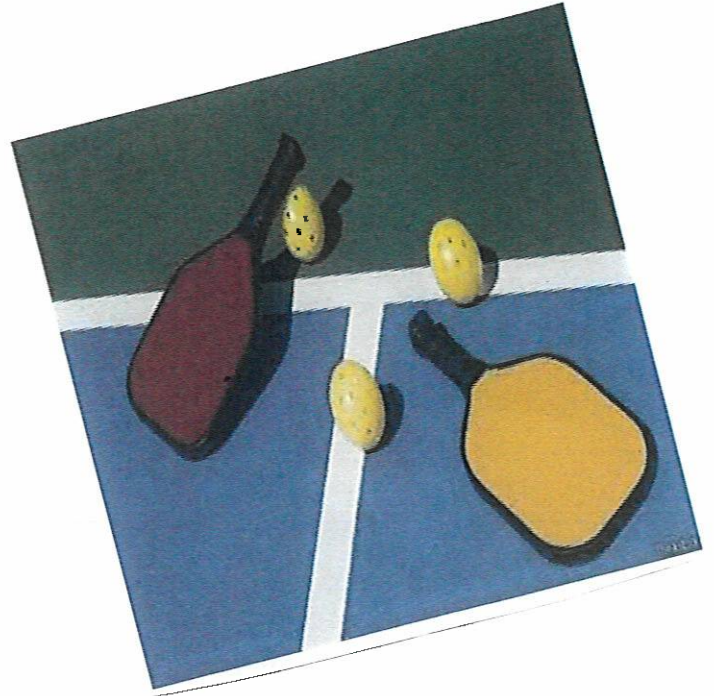
8:30am	Open Mixed Tennis.....	Depot Courts
8:30am	Ladies Stretch Ex.....	Caboose
9:00am	Inside Walking.....	Caboose
9:30am	Wood Shop.....	OPEN
10:30am	Chair Yoga.....	Caboose

Saturday, February 11th

8:00am	Shuffleboard.....	Depot Courts
8:30am	Pickle Ball with Instructions	
6:30am	Trivia.....	Whistle Stop

Sunday, February 12th

8:30am	Pickleball.....	Clubhouse Courts
10:00am	Weekly Chapel.....	Caboose
5:00pm	Healing School.....	Boxcar



WEEKLY CALENDAR OF ACTIVITIES February 13, 2023- February 19, 2023

Monday, February 13th

8:30am	Open Mixed Tennis.....	Depot Courts
8:30am	Ladies Stretch Ex.....	Caboose
9:00am	Inside Walking.....	Caboose
9:30am	Woodshop.....	OPEN
12:00pm	Canasta.....	Caboose
1:00pm	TOPS Weight Loss.....	Boxcar
5:00pm	Pickleball Lite.....	Clubhouse Courts
6:30pm	Duplicate Bridge.....	Caboose
6:30pm	Euchre.....	Boxcar

Saturday, February 18th

8:00am	Shuffleboard.....	Depot Courts
8:30am	Pickle Ball with Instructions	
6:30pm	Trivia.....	Whistle Stop

Sunday, February 19th

8:30am	Pickleball	
10:30am	Weekly Chapel.....	Caboose
5:00pm	Healing School.....	Boxcar

Tuesday, February 14th

Valentine's Day

8:00am	Ladies 18 Hole	
8:30am	Pickle Ball with Instructions.....	Clubhouse Cts.
9:00am	Horseshoes	
9:30am	Craft Workshop.....	Craft Room
9:30am	Gentle Yoga.....	Caboose
1:00pm	Splash & Dash.....	Depot Pool
2:00pm	Bunco.....	Caboose
6:30pm	Jukebox Bingo.....	Whistle Stop
7:00pm	Book Club.....	Library

Wednesday, February 15th

7:30am	Ladies 9 Hole Golf	
8:00am	Shuffleboard.....	Depot Courts
8:30am	Open Mixed Tennis	
8:30am	Ladies Stretch Ex.....	Caboose
9:00am	Inside Walking.....	Caboose
9:00am	Stained Glass Workshop.....	Bldg. D
9:30am	Wood Shop.....	OPEN
6:00pm	Poker.....	Boxcar
6:30pm	Cornhole League.....	Community Room
7:00pm	Bingo.....	Depot

Thursday, February 16th

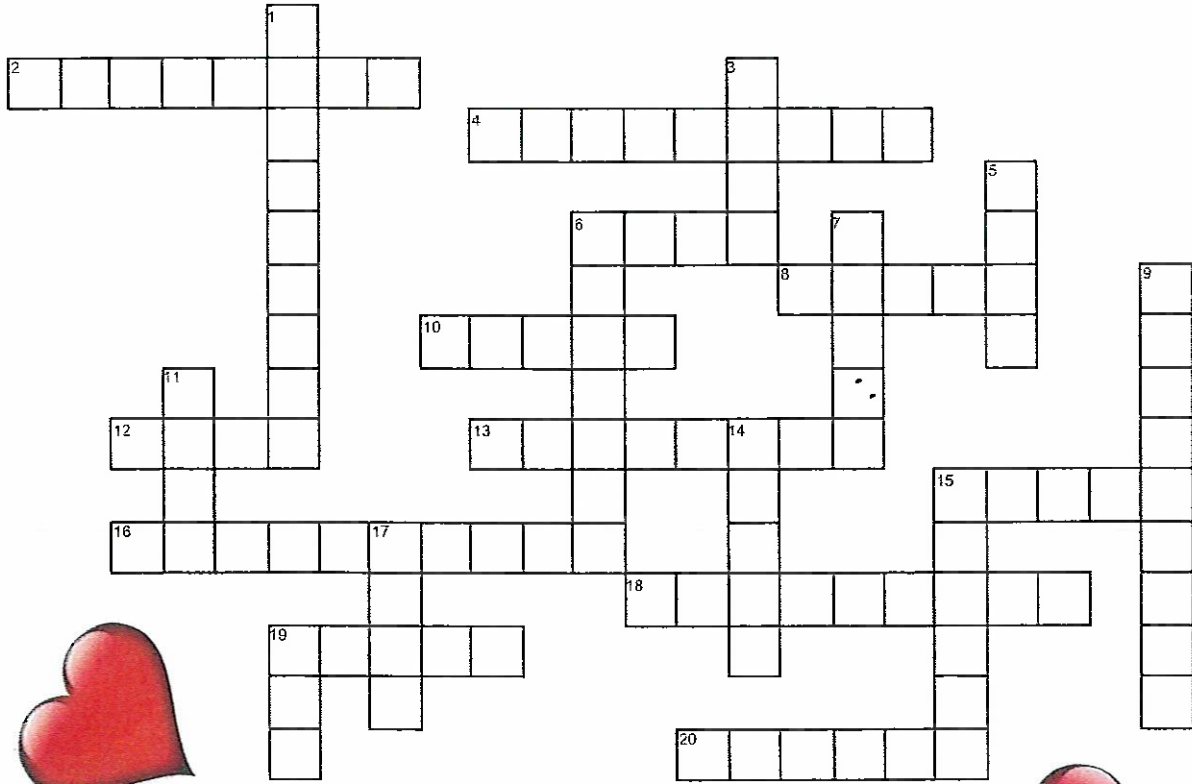
8:00am	Men's Nasty Niners.....	Pro Shop
8:30am	Pickle Ball with Instructions.....	Clubhouse Courts
9:30am	Gentle Yoga.....	Caboose
12:00pm	Ceramics.....	Craft Room
12:30pm	Ceramics.....	Bldg. D
1:00pm	Splash & Dash.....	Depot Pool
3:00pm	Joy of Coloring.....	Caboose
7:00pm	Thursday Bingo.....	Whistle Stop

Friday, February 17th

8:30am	Open Mixed Tennis	
8:30am	Ladies Stretch Ex.....	Caboose
9:00am	Inside Walking.....	Caboose
9:30am	Wood Shop.....	OPEN
10:30am	Chair Yoga.....	Caboose



Valentine's Day Crossword Fun



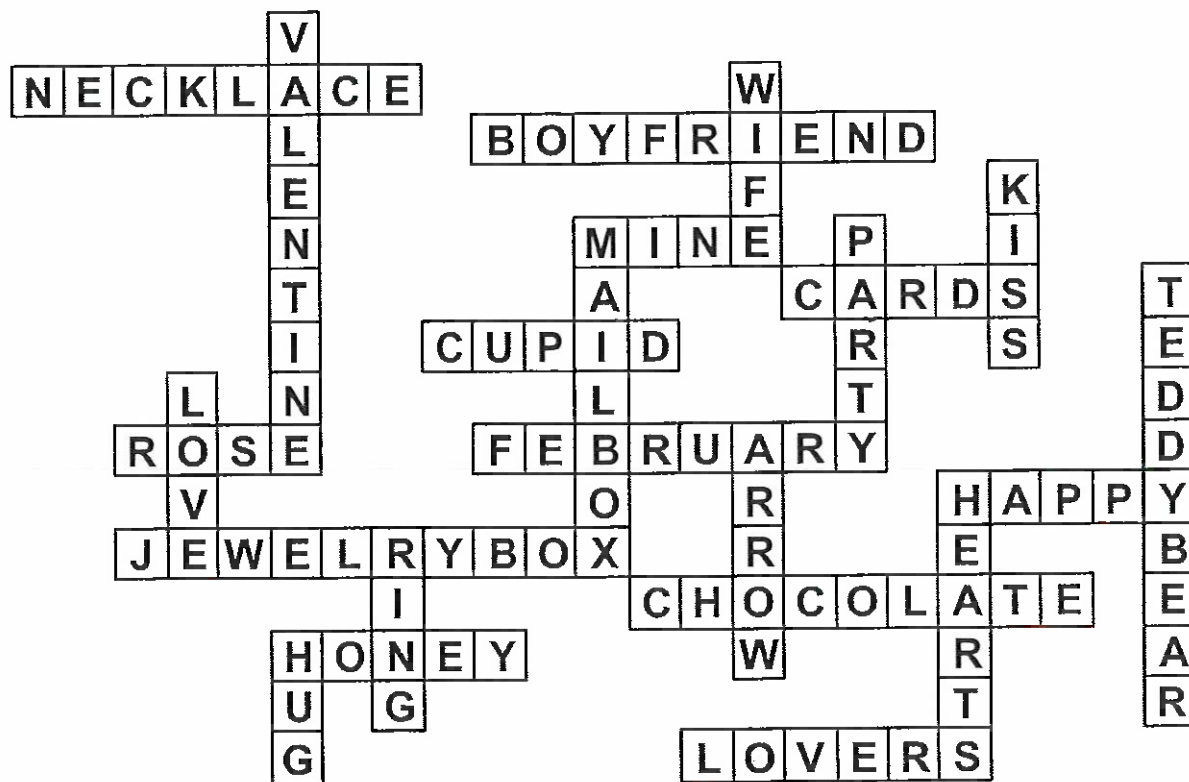
ACROSS

- 2 A piece of jewelry worn around one's neck.
- 4 _____ and girlfriend.
- 6 "Be _____."
- 8 School children often exchange these on Valentine's Day.
- 10 He shoots invisible arrows to make people fall in love.
- 12 The most popular flower for Valentine's Day.
- 13 Valentine's Day falls on _____ 14.
- 15 "_____ Valentine's Day!"
- 16 A safe place to store jewelry. (Two words.)
- 18 My friend gave me heart-shaped box full of _____.
- 19 Bees make this substance, which is also a nickname for someone who is loved.
- 20 St. Valentine is known as the patron saint of _____.

DOWN

- 1 "Will you be my _____?"
- 3 Husband and _____.
- 5 In "XOXOXOX," an X represents this action.
- 6 Did the mail carrier leave any Valentines in your _____?
- 7 School children sometimes celebrate with a Valentine's Day _____.
- 9 A stuffed animal often given as a Valentine's gift. (Two words.)
- 11 "I _____ you."
- 14 Bow and _____.
- 15 Children may read and eat candy _____.
- 17 A man usually gives a woman a _____ when he asks her to marry him.
- 19 In "XOXOXOX," an O represents this action.

Answer Key



♥ HAPPY
Valentine's
DAY ♥



ROLLING HILLS LADIES
LUNCH 2/7/23 @ WHISTLESTOP
11:30 AM - BRING A FRIEND



DOORS OPEN AT 5:30PM --- GAME STARTS AT 7:00PM
WHISTLESTOP CLUBHOUSE SIDE --- 50/50 SALES ---
THURSDAY NIGHTS! COME EARLY AND DINE AT THE
RESTAURANT OR ORDER TAKE OUT AND BRING TO BINGO...
THANK YOU RED CAPS & SIGNAL LIGHTS! CALL 407-814-7005 FOR TAKE OUT ORDERS. (paper only in Bingo Hall)

STARTING NOV. 1ST

★ **LINE DANCE** ★

LESSONS EVERY TUESDAY

with Suzanne Wilson
 AT

The WhistleStop
 @ Zellwood Station

11:00 – 11:30 am: *Ultra Beginner*

11:30 – Noon: *Open Dance Music*

Noon – 1:00 pm: *Improver Level Lessons*

Lessons and dancing are FREE,
 However, tips are appreciated!



Super Bowl Party

Sunday, February 12th @ 5:30 pm

Watch the game with your friends on our big screen TVs.

POT LUCK BUFFET

Bring a dish or appetizer
 to share

Buffet will be set up
 in the Community Room

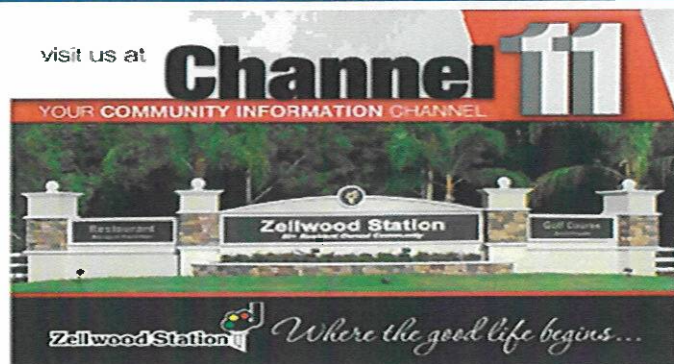
Attention Whistle Stop Trivia Players

Trivia for Saturday, 02/11/23, will be moved to
 Friday, 2/10, due to the Valentine's Dance

Attention Whistle Stop Trivia Players

Trivia for Saturday, 1/28/23, will be moved to
 Friday, 1/27, due to the Signal Lights Casino Night

GOLF MANAGER UPDATE: 2022 was a banner year in terms of overall greens fees collected for the golf course. In my time here at Zellwood Station (10 years), 2022 has been the most profitable year for greens fees. Coincidentally, 2023 seems to be heading in that very same direction, we have had our busiest and most profitable month of any January that I have experienced at this golf course. The Golf Course hosted a lot of outings/tournaments in 2022 and I fully expect that to continue through 2023. In January alone, we hosted 10 outings/tournaments, which included 5 in one week. Golf course conditions are the absolute best that I have seen in my time here. Our Golf Course Maintenance crew is doing a phenomenal job in the upkeep of the course, and it shows. We are currently stocked with 2023 apparel which is all at 25% discount. Come find a nice shirt to support our beautiful Golf course



CHANNEL 11 IS STREAMING NOW!

The channel is now operational. Please be patient while we continue to update current information. This channel provides information for residents of Zellwood Station and only available on the OpticalTel service network.



Mondays at 6:30pm at the Boxcar

The Red Caps Inc.

A 501 C-3



Always Meet on the First Monday of the Month

at 6:30pm in the Depot

Veterans Meeting

Always Meet on the Second Monday of the Month at 7:00pm in the Depot. Next Meeting: February 13th



Condo Village Meetings

February 21, 2023

- Banbury ~ 9:30am ~ Boxcar
- Oak Grove ~ 11:00am ~ Boxcar
- Citrus Ridge ~ 12:30pm ~ Boxcar



Signal Lights Meeting

Always the first Thursday of the month from September to May at 10am in the Depot!

If you have any FURNITURE or HOUSEHOLD ITEMS you would like to donate to the Signal Lights for their Shed Sale, Please Call Sue Schwartz @ 239-250-9526

Money goes to Scholarships & Charities

More information on Facebook ZellwoodSignalLights

