



THE KEY NOTES

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THE KEYS GATE COMMUNITY

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Feb 2023

issue number one hundred twenty nine

REMEMBERING FORMER AUGUSTA GREENII DELEGATE DARLENE POLO-KRAMER

Former founding delegate Darlene Polo-Kramer passed away on 12-26-2022 in Homestead, Florida. Darlene died from Bulbar ALS (Lou Gehrig's disease).

Darlene was born in Minneapolis, MN. In 1980 she married her soul-mate, Bob Kramer. At age 39, she earned her degree from the University of Minnesota, Carlson School of Management, and a Master's from Saint Thomas University; she passed her CPA test on her first try. Darlene's work and personal life was very active. She was Volunteer of the Year at Ameriprise Minneapolis. Active in League of Woman Voters and Meals on Wheels and finance chair at St Bridget's church council. After 20 years, Darlene retired from Ameriprise Financial (formerly American Express) and moved to Homestead FL in 2006.

Darlene spent her summers in Minnesota and the fall and winter months in Homestead, where she served most of her time as a delegate for the Keys Gate Community Association. As one of the founding members, Darlene's background in finance helped the KGCA through one of the most challenging times when the market collapsed in 2008.

Besides her role as a delegate, Darlene spent a lot of her free time volunteering. For 14 years, she volunteered at Biscayne National Park and her church Saint Mark's Lutheran in Coral Gable where she served on the church council. Darlene was an active member of the Woman's Club of Homestead for ten years, where she served as the Home Life Partnership committee chair and was once recognized as volunteer of the year.

Darlene was bright, kind, and giving. She touched a lot of people. She will be missed by many.

**WEEP NOT FOR ME THOUGH I HAVE GONE
INTO THAT GENTLE NIGHT
GRIEVE IF YOU WILL, BUT NOT FOR LONG
UPON MY SOUL'S SWEET FLIGHT**

**I AM AT PEACE, MY SOUL'S AT REST
THERE IS NO NEED FOR TEARS
FOR WITH YOUR LOVE I WAS SO BLESSED
FOR ALL THOSE MANY YEARS**

**THERE IS NO PAIN, I SUFFER NOT
THE FEAR IS NOW ALL GONE
PUT NOW THESE THINGS OUT OF YOUR THOUGHTS
IN YOUR MEMORY, I LIVE ON**

**REMEMBER NOT MY FIGHT FOR BREATH
REMEMBER NOT THE STRIFE
PLEASE DO NOT DWELL UPON MY DEATH
BUT CELEBRATE MY LIFE**

**Deliver By Feb. 7th, 2023
TIME SENSITIVE - DO NOT DELAY**



THE ROTARY CLUB OF HOMESTEAD STONE CRAB AND SEAFOOD FESTIVAL TO BENEFIT LOCAL COMMUNITIES

Homestead, FL – The Rotary Club of Homestead's Stone Crab and Seafood Festival is a weekend full of family fun, all for a good cause. The festival brings together delicious seafood, carnival favorite treats, live music, children's entertainment, and merchandise vendors for a weekend of family fun.

The festival is expected to draw an audience of over 20,000 people and will take place on **Saturday and Sunday, March 4th and 5th (11am – 8pm and 11am – 6pm, respectively)** at the Homestead Sports Complex (1601 SE 28TH AV Homestead, FL 33035) and will feature a wide variety of seafood dishes, including mouth-watering stone crab, as well as non-seafood options for those with different tastes.

This seafood festival is not just about great food, there will also be entertainment and activities for all ages. Live bands will perform throughout the weekend and there will be games and activities for the kids. Additionally, there will be brand activations and other fun activities that will keep the whole family entertained.

"We are thrilled to be able to bring this annual event to the South Dade community and to be able to use it as a way to give back to the local area," said Dale Machesic, Chairman of the Rotary Club of Homestead Seafood Festival Committee. "The Stone Crab and Seafood Festival is a great way for people to come together, enjoy delicious food and live entertainment, and support a good cause at the same time. Proceeds from the festival help communities and fund scholarships in south Miami-Dade. This is an event not to be missed!"

Parking is free, so bring your family and friends and come out for a great day of food and fun.

For more information about the festival, tickets, and for sponsorship or vendor opportunities visit www.HomesteadSeafoodFestival.com.



Any reference in the Key Notes to any person, or organization, or activities, products, or services related to such person or organization, do not constitute or imply the endorsement, recommendation, or favoring by the Keys Gate Community Association.

ARBOR PARK (225 units)

Mr. Adrian F. Lopez

APDelegate@gmail.com

AUGUSTA GREENS I (34 units)

Mr. James ("Jimmy") Lipps

Augusta.GreensICondo@gmail.com

AUGUSTA GREENS II (34 units)

Alex Herrada

AlexHerrada@me.com

CALI GREENS (146 units)

Ms. Kristen Smith

CaliGreensDelegate2022@gmail.com

CENTERGATE (400 units)

Mr. Thomas L. Panos

greekty@bellsouth.net

DUNWOODIE (39 units)

Mr. Lawrence D. Meno II

Meno50@aol.com

EAST LAKE (139 units)

Mrs. Ileana Lopez

elvdelegate@gmail.com

FAIRWAYS (69 units)

Mrs. Evelyn Martin

delegatefairways2022@gmail.com

KEYS LANDING (276 units)

Alice B. Fields

AliceFields305@gmail.com

NORTH GATE (539 units)

Mrs. Anna Greene

Delegate@NorthGateVillage.org

PALM BREEZE (245 units)

TBD

PALM COVE (161 units)

Mr. Grant E. Johnson

GJohn86122@aol.com

PALM ISLES ESTATES (96 units)

Mr. Charles G. ("Chuck") Schumacher

PIEDelegate@gmail.com

SEASCAPE POINTE (306 units)

Ms. Cassie Resnick

CResnick@MastCapital.com

THE SHORES (710 units)

Mr. Marvin G. Rivas

ShoresDelegate@gmail.com

TOWNGATE (325 units)

Mr. Donald E. ("Boomer") Gonzales III

emykst@aol.com

TOWNS AT SEASCAPE (217 units)

Mr. Jose Fabregas

JoseF@property-keepers.com

DELEGATES TO THE KEYS GATE

COMMUNITY ASSOCIATION

WHAT IS A MASTER-PLANNED COMMUNITY?
Master planned communities (MPCs) are a specific type of residential development. They resemble self-contained mini-cities. They often include housing, fitness centers, grocery stores, shopping centers, schools, and more. Master planned communities offer a combination of residential, commercial, educational, and recreational elements.

Characteristics of a master-planned community:
MPCs vary depending on the location, population, and developer. Sometimes it's hard to define a master-planned community as there is no single definition everyone accepts. Here are some characteristics that many master-planned communities share.

Recreational amenities: Residents of a master-planned community can enjoy hiking trails, swimming pools, water parks, golf courses, tennis courts, and parks.

Housing options: Many MPCs contain a variety of homes. This may include single-family homes and multi-family homes. It's great when developers build a community so that many types of residents can enjoy it.

Schools: It's common for families to occupy master-planned communities. Large-scale MPCs sometimes contain schools. Children living in the community often attend these schools.

Businesses: MPC residents have many options of businesses nearby. You will commonly find grocery stores, retail shops, restaurants and more in master-planned communities.

Public facilities: MPCs will sometimes contain public amenities such as post offices.

Cohesive design style: Many master-planned communities follow a single cohesive look with intentional variation and diversity. The coordinated architectural style is a tell-tale sign of a master-planned community.

Although Keys Gate is not finished as of yet, we seem to be heading there. The planned golf course, putt putt course, driving range, restaurant / bar and club house on Palm drive in our community, looks very promising for Keys Gate amenities and property values. Yes, this improvement comes with additional homes being built on Palm drive but as a master planned community there is no way to escape that. The homes have been green lighted to build since 1974.

WHAT IS THE DIFFERENCE BETWEEN AN HOA, CONDO ASSOCIATIONS AND MASTER ASSOCIATIONS?

HOA:
In an HOA, on the other hand, the homeowner owns their lot and the improvements thereon. There are no common elements, only common areas. The owners/members of the HOA have use rights over the common areas; however, the common areas are owned by the association.

Condo Association:
The best way to tell if an association is a condominium is to look at the governing documents and also at the legal description in the deeds for the units. In a Condo Association, a homeowner has ownership over their unit and an undivided share of the common elements or shared portions of the condominium. The Condominium Association is responsible for the building and common elements. In a condominium, the association carries insurance for the building and its common elements, while the unit owners are responsible to have their own insurance for the inside of their unit.

Master Associations:
In Keys Gate, there is a Master association, which is Keys Gate Community Association, and there are also some sub-associations. Most of the sub-associations in Keys Gate are condominium associations, they can also be homeowner associations. Each association whether a Master or sub- association has their own Board of Directors, and are financially and legally independent. They each have their own scope of responsibilities.

HOW DO HOA BOARDS ENFORCE RULES?
While limited to some extent by state and local laws, HOA rules and regulations are also supported by them. This means that becoming a member involves entering into a legally binding contract. As long as the HOA stays within its authority and its governing documents and complies with state and local laws, courts will usually uphold their actions if an issue gets that far. While rules are officially set in documents, the HOA can usually change them through a member vote or similar procedure, so there is recourse if a particular restriction or bylaw seems unfair. Corrective or disciplinary actions by an association are typically in the form of fines. It is important to understand that upon purchasing their home every homeowner in a Homeowners Association or Condominium Association, this includes Keys Gate and its related sub-associations, entered into an agreement to abide by their association's rules and regulations. Compliance with the associations documents, rules and regulation is one of the most important actions that an owner and residents can take to ensure that you and your neighbors have a great place to live and protect each other's property value.

Keys Gate Community Association

EMPLOYEE

Spotlight

Meet Melissa

It has been an incredible, knowledgeable, and sometimes challenging journey here working for Keys Gate as a security officer. I started working in July of 2018 as a Gatehouse officer, then was offered to become a Rover; Months later, I became assistant supervisor and then, a year later a Sgt. Currently, I am the Senior Lieutenant of St.Moritz Security for Keys Gate. I am very grateful for my achievement in this company, and for being acknowledged for my work ethic.

St. Moritz Sr. Lieutenant, Melissa Roman

KEYS GATE COMMUNITY ASSOCIATION TEAM MEMBERS

MANAGERS

KGCA - Senior Property Manager

Ignacio Mendez

Arbor Park

imendez@miamimanagement.com

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KGCA - Property Manager

Blanca Saenz

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Ext. 207

KGCA - Property Manager

Yuley Gonzalez

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STAFF MEMBERS

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Community Standards Coordinator 2

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Patricia Fernandez

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Ext. 215

Administrative Assistant

Francesca Brown

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Front Desk/Receptionist

Ambar Mardner

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Ext. 201

Account Services

Sandra Serrano

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Ext. 210

Emergency Security Concerns

William Fernandez

wfernandez@smsst.com

Ext. 206

Shift Supervisor: 786.858.1830

Tennis Director

David Disgdierrt

Tennis Pro Shop: 305-230-9770

Hours: M - Th: 3pm to 9pm

KEYS GATE

COMMUNITY ASSOCIATION

1541 SE 12th Ave, Suite 37; Homestead FL 33034

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North Gate
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\$5 for a Smash Burger with cheese, chips, and drink!

Yes! WE'RE BACK




SAT, FEB 18th • 4-6 PM • RPC PARKING LOT
Please call RPC at 305-230-0002 to reserve your meal.
Quantities are limited. Orders are TAKE OUT only.

For Residents That Live in North Gate


Pancake Breakfast
@ the north gate
royal palm clubhouse

FEB 11TH 9-11 AM
\$5 Per Person
\$2 Children 7 & under



Open to All KeysGate Residents

BINGO



BINGO NIGHT!
ALL KEYS GATE RESIDENTS WELCOME!
EVERY MONDAY 1 7 PM

BULK TRASH



BULK ITEMS MUST NOT BE PLACED AT THE CURB ANY EARLIER THAN 24 HOURS BEFORE YOUR COLLECTION DAY.

Residents who do not follow this rule will be subject to violation and resulting fines.

GARDEN WALK
TOUR SPECTACULAR PRIVATE GARDENS
Presented by Garden Club of the Upper Keys
Saturday, February 18, 2023
10am - 4pm, rain or shine!



Private Garden Tour Tickets \$25
Complimentary activities at Francis Tracy Garden Center
MM 94 Bayside • 94040 Overseas Hwy • Tavernier, FL 33070
Vendors and Plant Sales
Art Show by the Art Guild of the Purple Isles
Food Truck: Cousins Maine Lobster
No Pets Please

TICKETS:
Tickets available online at WWW.GARDENCLUBUPPERKEYS.ORG starting 11/12/22.
On sale at locations listed below 1/2/23 - 2/17/23.
Also available the day of the Walk at all private garden tour locations & Francis Tracy Garden Center.
MM 106 Key Largo Chamber of Commerce MM 88 Island Home Nursery
MM 100 Key Largo Flowers & Gifts MM 87 Islamorada Chamber of Commerce

For additional information please contact info@GardenClubUpperKeys.org or find us online at
[FACEBOOK.COM/GARDEN-CLUB-OF-THE-UPPER-KEYS](https://www.facebook.com/garden-club-of-the-upper-keys)
WWW.GARDENCLUBUPPERKEYS.ORG

COMMUNITY BULLETIN BOARD

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FOR RESIDENTS AND OWNERS

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Select option:
Option 1 - Orders
Option 2 - Billing
Option 3 - Payments
Option 4 - Technical Support

Provide AT&T representative with the following information:
1) Full name on the AT&T account;
2) Address associated with the account;
3) Telephone number associated with the account;
4) AT&T account number (whenever possible);
5) Brief description of the AT&T U-verse-related problem(s)

The hours of operation for Options 1, 2, and 3, are 8 AM to 8 PM, Monday through Friday, 8 AM to 6 PM on Saturday, and "closed" on Sunday.
Option 4, i.e., technical support, is "open" 24 hours a day, seven days a week.

If the problem is not resolved, residents must provide their Delegate with the same required information listed above, preferably in an email.

Keys Gate Resident
SMASH BURGER BASH!

\$5 for a Smash Burger with cheese, chips, and drink!

BEST MEAL IN TOWN!



Call or email your delegate today to schedule your neighborhood's event!

For Residents that live in Keys Gate

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Moonlight & Music

THE DEERING ESTATE HOSTS VALENTINE’S DAY CONCERT UNDER THE STARS

The “Moonlight & Music” Valentine’s Day Concert at the Deering Estate offers couples and friends the opportunity to celebrate their love at an outdoor concert under the stars on Tuesday evening, February 14, 2023. Guests can pack a picnic, preorder food or purchase food when they arrive, then settle into their lawn chair or cozy up on a blanket and enjoy the sounds of this year’s featured artist, contemporary Jazz Singer Bianca Rosarrio with an opening performance by Nikki Kidd. The concert starts at 8 p.m.

Guests are welcome to bring blankets, lawn chairs and small picnic baskets. Please note that the following items are not permitted: pets, large coolers, open flames/candles, balloons and pop-up tents.

Pre-ordered food and picnic baskets from Joanna’s Marketplace will be available for pick up at the concert. Please call the catering department at 305-661-5777 to place your order by Friday, February 10th at 12 p.m. Limited refreshments and food will be available for purchase at the concert.

General admission open seating is available on the front lawn, in front of the two Historic House Museums, in the Royal Palm Grove and on the Boat Basin Jetties. General admission tickets are \$60 per person, plus tax.

Deering Estate Foundation Members receive a 10% discount on general admission tickets, with the members-only promo code. Discounts are not available for any Stone House Private Balcony options. Before purchasing General Admission tickets, please contact the Deering Estate Foundation by email by clicking [HERE](#) to request the member discount promo code.

Private Balcony Seating: Private seating on one of the Historic Stone House balconies is available to reserve for four to eight people and will include a high-top table(s) with seating and private restroom access for balcony ticket holders only, as well as reserved parking, dessert sponsored by Joanna’s Marketplace, and two complimentary bottles of wine per balcony. Pre-order a picnic from Joanna’s Marketplace and advise them you would like delivery to your balcony. Private balconies range from \$1,200 to \$1,900.

For concert details, artist bios and to purchase tickets, please visit the Deering Estate website.

<https://deeringestate.org/history/>



17TH ANNUAL CLASSICS BY THE BAY CAR SHOW RETURNS 2/19

On **Sunday, February 19, 2023, from 9 a.m. to 6 p.m.**, at Homestead Bayfront Park and Marina, classic cars of all makes and models will be on display at the 17th annual Classics by the Bay classic car show. Activities will include arts and crafts displays, food for purchase, a bounce house, and live music provided by the Freddy Perez Band.

The family-friendly event is presented by the Miami-Dade County Parks, Recreation and Open Spaces Department, in partnership with Miami-Dade County District 9 Commissioner Kionne L. McGhee.

Event admission is free. The cost for parking is \$7, via the Pay By Phone app or on-site Pay-Station.

Sponsors for the 2023 Classics by the Bay will include Bulls Eye, La Playa Grill, Lorenzo Ford, South Dade Outfitters, The BBQIN Cuban, WE Insure Group, and Mr. Creamy.



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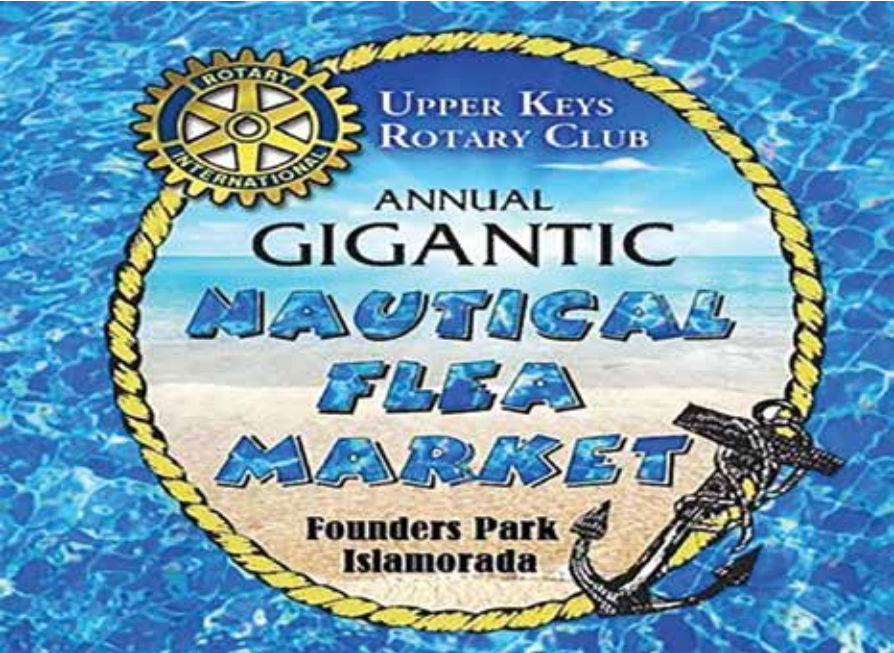
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GIGANTIC NAUTICAL FLEA MARKET!

The Upper Keys Rotary Gigantic Nautical Flea Market, presented by Keys Deck & Dock Supply, returns to Founders Park in Islamorada on February 25th and 26th in 2023.

The show is all outdoors with food trucks spread around the park. You'll find bargains on everything nautical including clothing, fishing and diving gear, boats, and motors. There's fun for all the family! We call it the Boat Show with a beach!

Gates open Saturday at 8AM. Park at Coral Shores High School and ride the free shuttle. We'll see you at the Rotary Gigantic Nautical Flea Market, presented by Keys Deck & Dock Supply, on February 25th and 26th in 2023 at Founders Park!





The City of Homestead would like to alert its residents about scams that have been reported by Homestead Public Services customers. A supposed utilities representative calls a home or business stating that they are with FPL and begin informing customers about rebates for putting solar panels on their houses and trying to get personal information. The City of Homestead does not have this program and will not call to ask for personal information or payments over the phone.

The call has been reported as coming from a “cloned number” that shows on Caller ID as the HPS Customer Service number (305) 224-4800. This is not a legitimate call from HPS or FPL.

Under no circumstance does Homestead Public Services ever call its customers to request a payment over the phone. If you receive a call from someone stating they represent Homestead Public Services (water, sewer, electric, or solid waste) and they ask you to provide them payment information over the phone, we recommend that you terminate the call and contact Homestead Customer Service at (305) 224-4800. We urge all our customers to never provide their personal information to strangers or provide payment when they receive a call.

If you think you may have been a victim of this or another scam, you may contact the authorities listed below:

- Florida Dept. of Agriculture and Consumer Affairs: 1-800-HELP-FLA
- Financial Crimes Enforcement Network: 1-800-767-2825
- Federal Trade Commission: 1-877-FTC-HELP

2023 HPS Solid Waste Schedule & SW SW 4th St. Repaving Project

HPS Customers should note the 2023 solid waste schedule will be delivered in February. In the meantime, customers should continue to follow their 2022 pickup days and zones. Recycling and bulk waste pickups will continue on the same every other week pattern.

Beginning on January 17, 2023, the City of Homestead will commence a beautification project along SW 4th ST from SW 187 Ave to S Flagler Ave. The project will include installation of decorative crosswalks, repaving the roadway, and restriping the roadway.

Residents should expect lane closures and detours throughout the corridor.

For more information, you may contact City of Homestead Public Works Department at (305)-224-4770



Investment Fraud Miami Dade Seeking Additional Victims

The Miami-Dade Police Department, Organized Crimes Bureau, Economic and Specialized Investigations, is seeking additional victims.

Investigators believe Ana Maria Nunez has carried out investment type scams throughout the Miami-Dade County area for several years. Ms. Nunez allegedly lures clients in by misrepresenting herself as an owner/representative of an investment company that does not exist, to make the fraudulent scheme appear legitimate.

Ms. Nunez has a long history of arrest for fraud and theft-related crimes dating back to 1996 and has a history of threatening her victims. The Miami-Dade Police Department is asking the public if anyone has information or is a victim of Ms. Nunez, to please contact the Organized Crimes Bureau, Economic and Specialized Investigations, at (305) 994-1000.



Merry Christmas, neighbors.

T. George Meroni Ins Agcy Inc
George Meroni, Agent
1801 N Krome Avenue
Homestead, FL 33030
Bus: 305-247-3971

I wish all my neighbors peace, joy and love this Christmas season and beyond. I'm blessed to be part of such a wonderful community.

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We would love to invite our residents to come and join us for a private tour of our amazing facility. We offer a beautiful Pool and Deck area for you to relax, swim, and work on your tan. Our gym offers state of the art equipment for our health conscious residents, and after the gym you can relax in a Swedish Sauna. Our Billiard Room and Table Tennis area offer fun for the entire family. No matter what your interests are, the RPC will be your oasis from the day to day. Come meet your neighbors and see what everyone is talking about! For more information call John Beck at 305.230.0002.



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Wood Working Shop • Arts & Crafts Room • Card Room • Billiards Room • Community Library • Regulation Shuffleboard Court • Monthly Events

FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 GROUNDHOG DAY 	3	4
5	6 BINGO at the RPC Open to all Keys Gate Residents/7 PM	7	8 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	9	10	11  Pancakes At The Rpc!
12	13 BINGO at the RPC Open to all Keys Gate Residents/7 PM	14  Moonlight Under The Stars Committee of the Whole (COW) 5:30 PM SALSA at the RPC Open to all KG Residents	15 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	16	17	18 Garden Walk  Smashburgers at North Gate
19 Classic Cars By The Bay	20 PRESIDENTS DAY BINGO at the RPC Open to all Keys Gate Residents/7 PM	21 SALSA at the RPC Open to all KG Residents	22 ASH WEDNESDAY ZUMBA at the RPC Open to all Keys Gate Residents/7 PM City Council Meeting - 6pm	23	24	25 Nautical Flee Market
26 Nautical Flee Market	27 BINGO at the RPC Open to all Keys Gate Residents/7 PM	28 SALSA at the RPC Open to all KG Residents				