

OUR NEIGHBORHOOD

During the period of January 1, 1985 thru December 31, 1991, John Michael McNamara from Port Jefferson, New York, a quiet seaside village on Long Island, was President of the McNamara Buick-Pontiac Dealership located along the Nesconset-Port Jefferson Highway in nearby Brookhaven. McNamara created a classic Ponzi, or pyramid scheme, that caused General Motors Acceptance Corporation to extend \$6.256 billion in short term loans for the financing of vehicles that, in fact, did not exist. McNamara was subsequently arrested by the FBI. Former employees of GMAC who had responsibility for the McNamara account subsequently retired or were assigned other duties within GMAC, some of them under deals that would cut off their pensions if they were to talk publicly about the case.

John McNamara was a member of the "Port Jefferson" course at the Port Jefferson Country Club at Harbor Hills facility in Port Jefferson, New York. His monument was to be the Harbor Hills Country Club of Lady Lake, Florida. McNamara as President of his company, the 347 Corporation of Florida, Inc., owned Harbor Hills from 1985 to 1991 and was the force behind the upscale lifestyle that set Harbor Hills apart from other developments.

The entire area of The Grove and portions of the Harbor Hills area previously was an Orange Grove. A deep well for irrigation purposes still exists on Lot 52 (5556 Grove Manor).

The Orange Grove was bordered by Lake Griffin road, west end of the Harbor Hills property (along the number four (4) fairway of the golf course, south end along the golf course number five (5) fairway and the east end along Harbor Hills Boulevard) continuing along the golf course number twelve (12) fairway. The area between Spinnaker Loop and the canal was pasture land for cattle.

The equipment barn, gas pumps, equipment repair facility and the office for the grove was located where the Harbor Hills Country Club now exists.



What is now the number ten (10) fairway of the golf course. The Orange canal entrance from Lake Griffin is reflected.



Lloyd Clifton, the golf course designer, instructed Russell Thomas to build a small pond on the front left side of the Number twelve (12) Green of the golf course. Vegetation and erosion have obliterated the pond.



Fuel tanks previously utilized to provide heat for the orange trees were removed during construction. These were located approximately at the entrance to Sun Glo Court. Lake Griffin Road is in the back ground.

Where did the peacocks come from? D.B. "Damon" Lott owned a house on the north side of Lake Griffin Road across from the Harbor Hills Club House. His wife Mary had a severe hearing problem and as this area was fairly remote, D.B. brought in some peacocks that would make noise when anyone came around so his wife could be aware of visitors.

As part of the negotiations between McNamara and the U.S. Justice Department, McNamara deeded all of the property of Harbor Hills to the Justice Department, free and clear of any liens.

The Justice Department employed Price Waterhouse LLP, with Dominic DiNapoli, a partner in the firm of Price Waterhouse, being appointed by the Federal Judge to oversee John

McNamara's \$400 million in assets. George Hamlin was named as the Project Manager and Elliot Owens was employed as the Real Estate Broker to promote and increase real estate sales. While Price Waterhouse did a good job of keeping things under control for the members and the general operations, with no further investment infusion Harbor Hills was existing only on the income generated by the Country Club and Real Estate Sales, therefore a buyer had to be found.

In April 1994, for 10.5 million dollars, Harbor Hills was purchased by Signature International L.P., a financial partnership composed of the Yale University Endowment Fund and Dev-Com Associates. Dev-Com Assoc. Canada is a corporation located at 1200-350 Bay Street, Toronto, Ontario, Canada, M5H 2S6, telephone 416-868-1816. The President is Christopher Ansley. Dev-Com Corporation officers Christopher and Peter Ansley and Scott Hutcheson as Vice President and resident manager, proceeded to manage and develop Harbor Hills. All of the Real Estate sales were still being handled by Elliot Owens and his staff.

Signature International L.P. developed and managed Harbor Hills Country Club, the Starr Pass Country Club & Spa in Tucson, Arizona, <http://www.starrpass.com/> and the Oak Tree Country Club in Edmond, Oklahoma, <http://www.oaktreec.net/>. Dev-Com wanted to build a Marriot hotel at the Star Pass Country Club & Spa, however the Yale University Endowment Fund by-laws did not provide for a hotel. A financial arrangement was made between the parties that transferred full and debt free ownership of the Tucson property to Dev-Com and ownership of the Oklahoma property and Harbor Hills to the Yale University Endowment Fund.

In an attempt to further the development of Harbor Hills, it was determined by Scott Hutcheson that sales would be enhanced with the assistance of VA and FHA financing. The Plat for The Grove was approved by the Lake County Board of Commissioners on 20th February 1996, however the Harbor Hills Homeowners Association covenants does not provide for this type of financing, therefore The Grove At Harbor Hills Homeowners Association was created by Harbor Hills Development L.P., filed with the State of Florida on 22 February 1996. The Articles were signed by F. Scott Hutcheson, President; Elliot Owens, Vice President; and LuAnn Miller, Secretary/Treasurer. The development of The Grove Phase I was begun with the first lots sold in May 1996.

The original plan was for Harbor Hills to own 50% of the 95 lots in the Grove Phase I with the other 50% being sold to Sunland Construction of the Palm Beaches. This company has subsequently been incorporated as Leesburg Holding L.P. and Sunland Homes of Lake County whose owner and President is Frank Young. Sunland Homes, Inc. is located at 4510 Royal Palm Beach Blvd., Royal Palm Beach, Florida 33411, telephone 561-784-9754. Sunland eventually purchased 94 of the 95 lots as Lot #7 (5141 Grove Manor) was won by Jon Boone, a resident living at the time on Greens Drive, as a prize in a golfing event held by Harbor Hills Country Club.

The Grove Phase II became Pine Village due to Sunland's lack of sales and financial commitments in other areas of Florida. Pine Village was built by Irvin Construction Company, Harbor Hills Development and Godfrey Custom Homes.

The original Grove Plat was designed for one-quarter acre lots with homes in the range of 1150 to 1600 square feet of living area with the architectural design approved by Harbor Hills Development, L.P., however many lot owners built homes over 2000 square feet of living area. The typical home is two or three bedrooms, two baths, and a two vehicle garage with block construction. Four houses were built utilizing the slab construction concept (concrete slabs with

tongue and groove edges that were bolted together). Three homes were built with the mother-in-law suite concept. Contractors building in The Grove have been Harbor Hills Development L.P. (12 houses), Sunland Custom Homes (76 houses), Mellado Contracting Inc. (1 house), Irvin Construction Company (1 house) and Grosvenor Developments, LLC (1 house).

The following houses were originally built as models by Sunland:

Lot 1, 5105 Grove Manor; Lot 2, 5111 Grove Manor; Lot 3, 5117 Grove Manor;
Lot 45, 5527 Grove Manor; Lot 46, 5533 Grove Manor; Lot 89, 39913 Sun Glo Court

In the beginning of construction, Sunland offered sales incentives of one-half of a full Country Club membership (\$3,000.00) and a free golf cart.

On 28th February 2005, Sunland sold their remaining sixteen (16) lots to Harbor Hills Development, L.P. On 21st June 2007, Harbor Hills Development, L.P. sold two of the sixteen lots to individuals.

The first officers of The Grove At Harbor Hills Homeowners Association were:
President: F. Scott Hutcheson; Vice President: Elliot Owens; Secretary/Treasurer: Lu Ann Miller.

At the 9th March 1999 annual meeting of The Grove At Harbor Hills Homeowners Association, the Board consisted of F. Chris Ansley, Bob King, Lu Ann Miller, Elliot Owens and Peter Shaddick. Chris Ansley opened the floor for a discussion by the membership on whether The Grove Homeowners Association wished to merge with and become part of Harbor Hills Homeowners Association. He addressed questions concerning the turnover of control by The Developer to The Grove Homeowners Association. He noted reasons why the residents should consider joining the Harbor Hills Homeowners Association as follows:

1. Access through the property to the south gate of Harbor Hills; and
2. As more lots in Harbor Hills are sold, The Homeowners Association dues will be reduced while the number of lots in The Grove will remain constant causing an increase in Homeowners Association dues.

The residents of The Grove wisely decided to maintain control of their association. The Association dues were \$120.00 per quarter. When the Association was turned over to the members of The Grove the Association dues were \$126.00 per quarter. Conservative management has kept The Grove's Association dues at a minimal increase over time.

At the 13th April 1999 meeting of The Grove At Harbor Hills Homeowners Association meeting F. Christopher Ansley, President of H.H.C.C., General Partner, elected to convert its Class B membership in The Grove's Homeowners Association to Class A, effective 14th April 1999.

On 27th July 1999, the Board of Directors consisting of F. Christopher Ansley, Lu Ann Miller, Elliot Owens, Peter Shaddick, Robert W. King submitted their resignation and the The Grove At Harbor Hills Homeowners Association was turned over to the members of The Grove At Harbor Hills.

The first Board of Directors elected by the members of The Grove were Peter Shaddick, Bill Rich, Pat Felton, Roger Bonyng, Jack DiSavino, George Kalivretenos (vice president of

operations, Sunland Custom Homes) and Bob Knoch. Forty One houses had been constructed at the time of this meeting.

While The Grove At Harbor Hills Homeowners Association is completely separate from the Harbor Hills Homeowners Association, The Grove is a part of Harbor Hills as described in the PUD (Planned Unit Development) Ordinance #44-90 approved on 26th July 2005; filed with the Secretary of State 15th September 2005; effective 15th September 2005.

The administrative affairs of The Grove At Harbor Hills Homeowners Association were contracted to Harbor Hills from the inception of the Association until January 1, 2007 when a contract was signed by Ernest Pelikan, the Association's President, with Sentry Management, Inc.

Sources: Lake County Clerk of Courts

Reflections of Elliot Owens

THE \$6 BILLION ROGUE - Author, David Heilbroner

The Grove At Harbor Hills Homeowners Association Meeting Minutes

Reflections of David Richardson (family settled Richardson Road)

Reflections of Russell Thomas

Respectfully submitted by, John Frame 14 May 2009