

# *Portofino Isles*

## *Community Development District*

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*5385 N. Nob Hill Road, Sunrise, Florida 33351*

*Phone: 954-721-8681 - Fax: 954-721-9202*

February 22, 2021

Michele Longerbeam, Chairperson  
Newport Isles POA Board of Directors  
1856 S.W. Newport Isles Blvd.  
Port St. Lucie, FL 34953

Dear Ms. Longerbeam:

This letter is a result of direction by the Portofino Isles Community Development District (CDD) Board of Supervisors at its February 9, 2021 meeting.

The purpose of this letter is to request the Newport Isles Property Owner's Association (POA) Board of Directors assistance and increased cooperation to correct and improve communication amongst the community and our respective boards. The impetus of this request is based upon several Facebook postings and discussions including and initiated by members of the POA.

Attached are some of the Facebook posts which include grossly inaccurate and misleading information that has obviously caused enormous confusion and possible loss of trust among the residents. It includes allegations of CDD illegal actions that were posted by POA Board members. When using a social media platform, we believe an elected Board member should adhere to posting verified accurate information since that person is representing his or her board. A resident of the community posting on social media does not have the same responsibility as a POA Board member. A board member may clearly identify that they are acting merely as a homeowner, but irresponsible and inaccurate posts cannot be acceptable practice.

The most egregious postings from two POA Board members allege that the CDD provided illegal discounts to homeowners (see note 1-4) valued at \$1.6 million and that the CDD sold land entrusted in their care. These statements are patently false. The CDD has not sold any CDD land and has not attempted to sell any land. These documents are public records and the transaction that was grossly misinterpreted is also available to anyone (see note 1-3). After reading these documents, a reasonable person would see the arrangements made were protective and beneficial to the community. Secondly, ensuring that no differential or preferential assessments are levied is a vital element of the CDD assessment process. The CDD Assessment Methodologies including the actual assessments for the individual homeowners are well established public records and clearly shows no preferential treatment for any homeowner (See note 3-1).

These allegations are clearly led by two POA board members; Stefan Obel and Joe Clark. In addition, the POA board member Stefan Obel continues to provide misleading information about the role of the CDD and without understanding what the CDD does for the community. Statements that a “stroke of the pen” could create or dissolve the fiscal and legal public entity, asking the homeowners to vote for abolishing the CDD demonstrates a complete absence of responsibility. (See note 1-1 & note 2-1)

I assure you our Board Members read these statements of impropriety and the diminishment of their responsibilities as offensive, insulting, and probably unrecoverable.

Under our effort to correct the misinformation, we have notated and attached the correct information and reference documents along with the Facebook thread. Hopefully, residents will be able to read and connect the information more easily. This linked documentation is also provided and will remain on the CDD website. We will also post this letter and the complete links to the Facebook community site.

Our two entities serve together as the Newport Isles community leadership on behalf of the residents. Finding and keeping motivated members of both CDD and POA boards is challenging, and now, more so, when individual board members appear to be working to weaken the other on social media platforms. The motivation for all posts and communication from our respective boards must benefit the greater audience; not distract, confuse, or worse, incite negativity. All communication begins with complete openness, honesty, and an obligation for accuracy. Any post that is hearsay, assumed, or invented for convenience is irresponsible and merely harms the residents of the community and should cease immediately. Social media posts of this nature, from any member of the respective boards appears and implies accuracy and with the authority of the respective board granted to that person. It is not merely a resident that posts such inaccurate information, but a trusted, elected or appointed member of a board that represents the community.

It is the hope of the CDD Board that information may be exchanged readily in verbal communications, but this may not be possible in the future and require the CDD to only communicate in writing with the POA. This is not a preferable manner to conduct business of both boards which is for the benefit of the residents of the entire community. Yet, this unfortunate situation may require this to be a future policy to hopefully prevent additional social media postings and distortion of the truthful actions of CDD Board.

Ultimately, it is the CDD Board’s intent to foster greater communication with the POA in the future and look forward to a positive action in return and hopefully rectify prior actions taken by members of POA board in the past. The CDD will look to set up a town hall event as soon as feasible to openly address any questions and gather feedback from the needs of the residents. It is to everyone’s benefit to provide a forum in which accurate answers are provided as to the duties and responsibilities of CDD.

Sincerely,

Paul Winkeljohn  
Portofino Isles Community Development District Manager

Notes to accompany Facebook Thread Identified as Thread 1, 2, 3, & 4:

Facebook posts Thread 1

Note 1-1 Creation Ordinance

[Portofino Isles - 02-80 \(PDF\)](#)

[Portofino Isles - 05-70 \(PDF\)](#)

The Creation ordinance is referenced, and focus is drawn to the absence of CDD constructed parks. The CDD creation ordinance identifies allowable construction and amenities, not obligations. The CDD in its role identifies the items to be constructed and funded by the proposed bond financing. This list of items is identified in the Adopted and Amended Engineer's Report. ([Adopted Engineer's Report](#))

The District determined it would not create or finance any amenities that creates public access such as CDD owned Park, streets or Clubhouse, choosing to construct stormwater system, natural preserves, water & sewer. These infrastructure improvements do not require public access through the security gates.

Note 1-2

Related to Note 1-1, a community garden request was placed on the CDD meeting agenda- Attached: ([September 9, 2020 Meeting Minutes](#)). While it is possible for the CDD to permit an open space garden area on CDD property, there were a multitude of questions and also the issue regarding being available and open to the public. The CDD discussed the general concept and asked that additional information be provided for the CDD to consider the request, including the proposed plan and location. This request may be brought back to the CDD for additional consideration for placement upon CDD property and the CDD encourages the public to attend the meetings.

Lakes have been reviewed as part of the CDD rules ([Publicly Accessible Lakes Rules](#)) several times for management of recreation activities. Latest included is section 2.0 of the linked document. The recent installation of fountains in partnership with the POA requires some adjustments to the use of lakes due to the equipment installed therein. The primary purpose of the lakes for the CDD is for stormwater management to prevent flooding within the parameters of the issued South Florida Water Management Permit.

Note 1-3

No land was sold or given away from the CDD to any entity. ([Agreement - Portofino Isles CDD Holdings Inc. \(SPE\) - Portofino Isles & Declaration of Restrictions](#)). The referenced agreement explains the use of excess land credits in exchange for limiting density and building height. In this agreement, the CDD also arranged for certain screening of the property, including a wall and landscaping, and traffic calming options.

#### Note 1-4

The CDD is not, “selectively” giving any “tax breaks”. All properties subject to the CDD assessments for Operations and Maintenance and Debt repayment are assessed. Portofino Court is subject to a default for its bond payments and the debt portion is managed according the Special Purpose Entity created by the Bond Holders and the governing Trust Indenture Attachment: ([\*Trust Indenture - Portofino Court Project - Series 2005\*](#)).

#### Notes Thread #2

##### Note 2-1

Dissolution of a CDD is provided for in Florida Statutes, Chapter 190. This is a statutory process that required all debt and other financial obligations of the CDD to be paid, i.e. all current bonds must be completely paid off and defeased. Portofino Isles Bond balance is \$4,180,000 and Portofino Court Bond is \$6,105,000. These amounts would need to be paid prior to proceeding with the process to dissolve the CDD. Additionally, the property, infrastructure and responsibilities of the CDD and permits issued would need to be accepted by and transferred to a public entity, i.e. City of Port St. Lucie or St. Lucie County. In essence CDDs exists because only a publicly established Board (governmental agency) can hold public lands or infrastructure built with tax-exempt bond funds.

##### Note 2-2

CDD's impose special assessments (not taxes) and are a lawfully created and operated form of local government throughout the State of Florida.

Note 2-3 See note 1-1 and supporting document on the [www.portofinoislescdd.com](http://www.portofinoislescdd.com) website.

Note 2-4. See attached annual budget ([2021 Adopted Budget](#)) for complete list of expense categories included in CDD operation.

#### Notes Thread #3

##### Note 3-1

The references to tax bills which are exempt are related to statutorily provided exemptions for ad valorem and non ad valorem taxes, such as a public land exemption, deed held by public entity, default-tax sale process, and other possibilities the County Tax Appraiser office oversees. The exact nature is unknown with the limited information posted. Portofino Isles CDD Holdings is not the CDD, this is a special purpose entity that was created by the CDD bondholders after the default of the payment of the bonds. While the bonds are technically still outstanding, the bondholders have directed the CDD to not assess the property owned by this entity. The property owned by this entity is available for sale but to date has not been sold. The bondholders have not received bond funding for this property since the transfer of ownership to this entity.

([Assessment Methodology - Portofino Isles CDD - Series 2005](#))

([Assessment Methodology - Portofino Isles CDD - Series 2013](#))

Notes Thread #4 no additional notes applicable.



Stefan Obel

January 31 at 11:24 AM · 🌐



Has anyone ever read ordinance 02-80 or 05-70?

Those are the "birth certificates" of our beloved Portofino Isles CDD. The ordinance states the following: "The proposed community development services, INCLUDING ... streets, sidewalks and lighting system; PARKS and landscaping system; ..."

Yes, we have streets, we have sidewalks and street lights and the landscaping on Brigantine Place is actually pretty nice, too.

But where are the "PARKS" - and notice that the ordinance talks not about "a park" as in a single one but it clearly is worded in plural meaning MORE THAN ONE PARK???

Remember last year when we asked the CDD about the possibility to have a community garden somewhere on their property? Didn't go anywhere. That would have been a park for example (simple and inexpensive for a park). Instead it looks like the CDD for the past decade and a half has denied the residents of the district the recreational facilities it committed to when the it asked for the creation of the district.

Non of the current CDD board members where around at that time (that was all in the hands of the builders and some investors behind the builders) but maybe it is time for the CDD to fulfill promises that were made in the past but somehow "got forgotten"!

Creation Ordinance does not obligate see note 1-1

See note 1-2

No land was sold or given away. The apartment complex used excess environmental credits in exchange for design and traffic considerations

See Note 1-3

The community garden was one of those ideas. Another one was opening up for example our largest lake (from Brigantine to Rosser) for kayaking and other non-motorized boating activities. That would at least help justifying the recreational value of the "PARKS" promised when the CDD was created.

 You, Bernie Hope, Gerald J Mirabile and 11 others · 9 Comments

 Sad

 Comment



Alex Peralta

They did give away land for a Park. They called it "Parc" Apartments

Like · Reply · 5d · Edited



Joe Clark

Alex Peralta a ton of land that was tax free that we paid for..... they sold for a profit. The taxes alone could have probably paid our bonds

Like · Reply · 5d



1



Stefan Obel

Joe Clark Do you have evidence? Can you provide detailed information? Do you have a parcel ID to look up the related court documents?  
But speaking of taxes: The CDD is selectively giving tax breaks to certain property owners. The CDD claims that this is normal and perfectly legal but I don't agree with that and have started my own investigation since those tax breaks amount to approx. \$400,000 per year. This is going on since at least 2017 which means we are talking about at least \$1,600,000. With this additional money in the CDD's budget it would certainly have helped paying off the bonds a little faster AND it may even have helped to slightly LOWER the tax burden everyone else has.

As for your statement "could have probably paid our bonds": this 1,600,000 is a drop in the bucket when it comes to the balance of all outstanding bonds.

Like · Reply · 5d

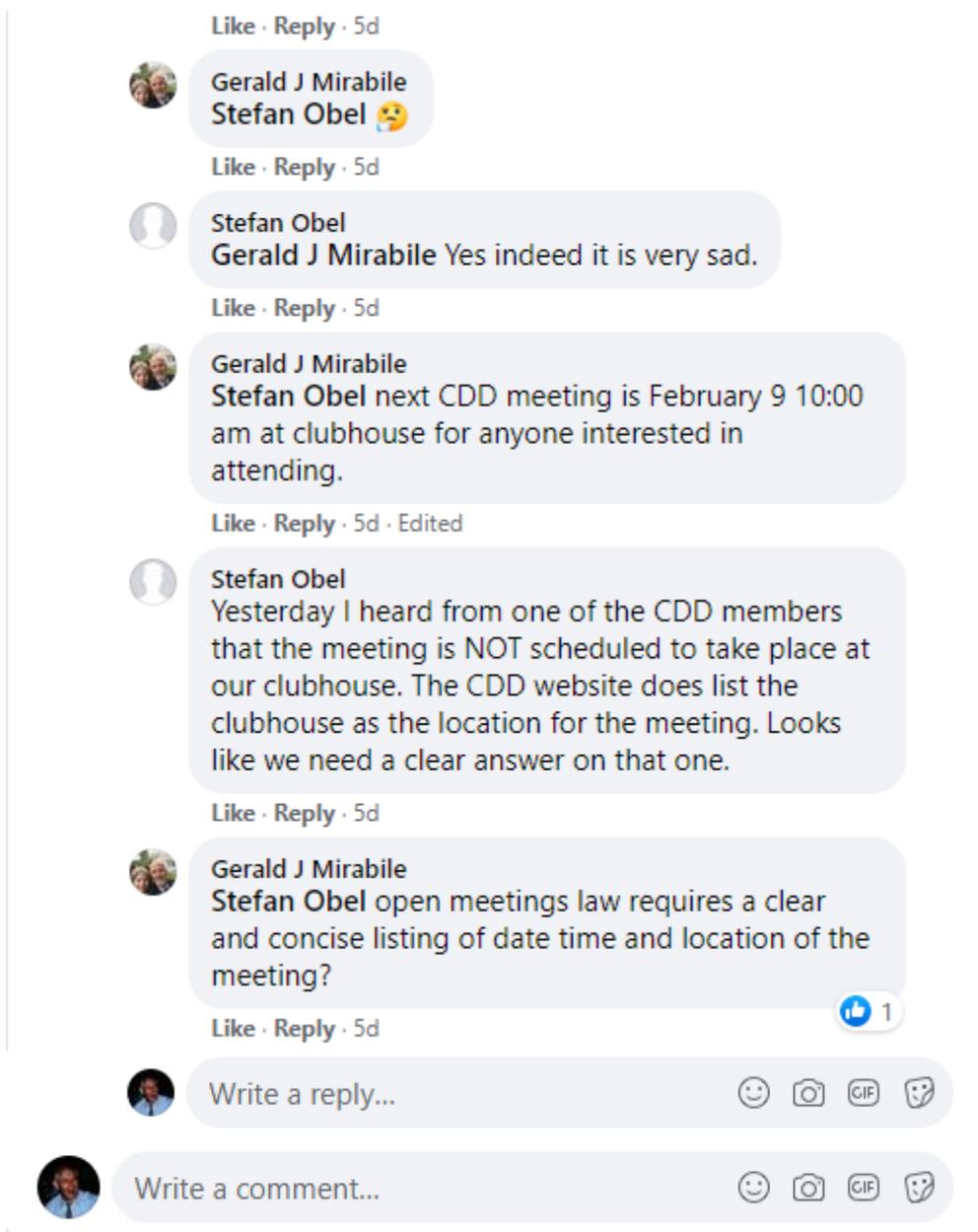


No selective tax breaks are granted by the CDD; see note 1-4



Gail Baker  
Alex Peralta





All requirements were met for meeting notices POA manager is copied on all meeting notices and updates.

FACEBOOK THREAD #2

 **Stefan Obel** created a poll. ...  
February 3 at 7:32 AM · 🌐

Do Be or Not To Be ...

Do you think the residents of Newport Isles need the Portofino Isles CDD or do you think we would be better off without it?

- Added by [Stefan Obel](#)  
The CDD has outlived its purpose and should be dissolved. There is nothing the CDD does the Newport Isles POA can't do.

 50 votes ...
- Added by [Stefan Obel](#)  
Portofino Isles CDD is the saving grace. I trust them and gladly give them more of my tax \$\$

...
- Added by [Stefan Obel](#)  
The CDD? I thought it is called the CDC! Can someone explain, please?

...

 CDD

 6 31 Comments

The CDD under Florida Statute, Chapter 190 has numerous authorities and purposes not permissible by a POA/HOA

**CDD = Community Development District**

 Like

 Comment



**Lanette LaLonde**

When we first moved here we were unaware of the CDD or what it was. It was never explained to us during the purchase and we had never heard of such a thing. We learned that in most of FL CDD's are not allowed and we looked into trying to dissolve this one but from what we can tell, you cannot dissolve it. Have you found a way to get around this?

Like · Reply · 4d



^ Hide 16 Replies



**Stefan Obel**

**Lanette LaLonde** Yes, the CDD can be dissolved pretty much in the same way it was created: with the stroke of a pen! The big difference however is that it is a lot easier to create millions of dollars in debt with a stroke of a pen than paying back that debt.

Like · Reply · 4d · Edited



CDD's cannot be simply dissolved, it has outstanding bonds, over \$10m, refunded, property,

and responsibilities be transferred to another government (city/county) See note 2-1



AJ Heller

I dont want to have to pay anymore money per month! We are retired and live off a budget please. I also knew nothing of this CDC untill after we bought our home in here 🏠 we were not happy at all and what taxes are a right off ..all we have is our mortgage so we understand little about this all

Like · Reply · 4d



Lanette LaLonde

Stefan Obel then let's do it

Like · Reply · 4d



AJ Heller

Lanette LaLonde yes but is he saying we will have more money to pay as WE LIVING IN HERE MUST PAY WHAT EVER MONEY BACK? I DO NOT WANT THAT

Like · Reply · 4d



Lanette LaLonde

AJ Heller I don't know what it would mean financially to dissolve the CDD. With the amount of money we've paid in special taxes, it should cease to exist without a payoff. The CDD is a money scam from what I can tell. I do love the fountains though and I heard they were in charge of that... but otherwise, I don't see anything positive from having the CDD.

Like · Reply · 4d



AJ Heller

Lanette LaLonde agreed if this is true and I do love the fountains too but this Stefan Obel seems to really understand this so I am most happy to hear what he has to say explaining this all to us. Maybe we can even have a meeting at the club house over what this is and if it needs to continue? He had a huge point about easier to write off debt though 🏠

Like · Reply · 4d



Stefan Obel

AJ Heller I am more than happy to host a townhall meeting about this topic at our clubhouse or as a virtual meeting online.

Like · Reply · 4d



AJ Heller

Stefan Obel I would go with a mask to a meeting at club house 🏠

Like · Reply · 4d



-  **Stefan Obel**  
AJ Heller About the money:  
Anything the CDD pays for comes from our TAX dollars. The taxes the CDD collects through the annual property tax bill have no exemptions and here in Newport Isles we all pay an equal share. Some of the expenses the CDD has (... See More)
- Like · Reply · 4d  1
-  **AJ Heller**  
**Stefan Obel**  
Well that's easy..our home votes OUT OF CDD!
- Like · Reply · 4d
-  **AJ Heller**  
Thank you **Stefan Obel** for explaining so well..
- Like · Reply · 4d
-  **AJ Heller**
- 
- Like · Reply · 4d

The existence of the CDD is not subject to a popular vote and its creation and dissolution is highly complex and costly

-  **Johnny Cortes**  
**Stefan Obel** count on me. Thanks for bringing this up and it is time to take action. They have been milking us out for far too long.
- Like · Reply · 4d
-  **Lourdes Ramos**  
**Lanette LaLonde** same here.
- Like · Reply · 4d
-  **Lourdes Ramos**  
Count on me too for CDD to be gone!!
- Like · Reply · 4d
-  **Brittany Yates**  
So I am over here like huh? So I still don't fully understand what a CDD is or what they do? We purchased our first home in here Feb 2019 and still so confused everything. I obviously know this an HOA but thats about it lol
- Like · Reply · 3d
-  Write a reply...    



**Stefan Obel**

Here are a few examples of what the CDD was responsible for when it was created and why the CDD has outlived its purpose:

Building the infrastructure of the development district: roads and the sewage system for example. But that is all done now and the CDD with its own actions has shown that it is not needed for that purpose anymore when it

- turned over ownership and control of the roads within Newport Isles to the Newport Isles POA
- turned over ownership and control of Aledo (the road behind Walmart and Sams Club to the City of Port St. Lucie

In fact it will be less expensive having only a single entity being responsible for anything that happens within Newport Isles (remember "having too many chefs in the kitchen"?)

And here is another good reason for the Newport Isles POA to take ownership and responsibility of and for all properties the CDD owns within Newport Isles:

The CDD can't fine people for any violations but the POA can!

Like · Reply · 4d · Edited



The obligations of the CDD are identified in the CDD documents see Note 2-3



**Joe Clark**

**Stefan Obel** i totally agree with you and lets start looking into what a transition plan could look like? Its a lot of money and i doubt the cdd is going to just say ok. We ( newport isles) should be in charge of its own destiny but lets not "show our hand" on social media. Lets get details and collaborate and plan

Like · Reply · 4d



**Alex Peralta**

**Stefan Obel** please explain to everyone that it isn't just a matter of signing something. The bond would need to be paid off \$\$\$\$ around \$4,000,000 correct?

Like · Reply · 4d · Edited



The CDD has separate bonds for Isles and Court. See Note 2-1 for payoff amounts and penalties, however maintenance

costs include both areas and remain as long as the infrastructure is required.

4

The screenshot shows a Facebook discussion thread with four comments. Each comment includes a profile picture, the user's name, the text of the comment, and interaction options like 'Like', 'Reply', and a '4d' or '3d' timestamp. A blue thumbs-up icon with a number indicates the number of likes for each comment.

**Sherry Santino**  
**Alex Peralta** My question as well. What's the balance and how do we get rid of it? Where does that money come from? Do they have a reserve that would alleviate that debt once dissolved?  
**Stefan Obel** I'm 100% for lowering the costs for all residents. Just please be sure that we aren't handing a bigger problem to the board. With all the maintenance items that don't seem to be resolved around here, I think we all need to know how much more responsibility falls on our shoulders. They maintain the lakes and entrance as well, right? There needs to be a reasonable percentage cap that the board can raise the dues each year for that maintenance. It is a dangerous game to just assume those fees won't suddenly jump with the additional responsibility.

Like · Reply · 4d 

**Gail Baker**  
**Alex Peralta**



Like · Reply · 3d

**Valarie Connor**  
If the CDD goes away... would that mean we would no longer pay ANY money in the non ad valorem taxes?

Like · Reply · 4d 

**Joe Clark**  
**Valarie Connor** my limited understanding is yes but we would be responsible for maintaining the properties in the water management district up to the states standard. Stefan Obel you know more about this than i do, am i correct in this assumption?

Like · Reply · 4d 

**Joanne Mullings-Reese**  
Rid us of CDD

Like · Reply · 4d

5



Stefan Obel

Valarie Connor regarding the "non-ad valorem taxes" I am sorry but the answer is NO. However, there only is one line item on your property tax bill that is related to the CDD and that is the one that will go away.

Have a look at the image I posted below as an example of a single family home here in Newport Isles: Only the first line item there called "Portofino Isles ComDevDst" is money that goes to the CDD. The last line item "PSL Solid Waste Assessment" is for our trash collection and the second one is for Stormwater Drainage and Management in our area. The 3rd line item is something some homeowners may still have on there while many of us have paid this "Special Assessment" off already due to the insane interest rate on it.

Single family homes pay around \$795 per year to fund the CDD and townhomes pay around \$755 per year to fund the CDD that is the part of your annual tax bill that will go away for good.

Non-Ad Valorem Assessments

Levying Authority	Rate	Amount
Portofino Isles ComDevDst		\$795.42
PSL Stormwater Portofino Isles		\$163.00
PSL Glassman MSBU Special Assessment		\$585.89
PSL Solid Waste Assessment		\$281.92
<b>Total</b>		<b>\$1,826.23</b>

Like · Reply · 3d

## See Note 2-1

CDD assessment includes Debt repayment and Operations and Maintenance costs

### Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
Portofino Isles ComDevDst		\$795.42
PSL Stormwater Portofino Isles		\$163.00
PSL Glassman MSBU <b>Special Assessment</b>		\$585.89
PSL Solid Waste Assessment		\$281.92
<b>Total</b>		<b>\$1,826.23</b>



Stefan Obel

Sherry Santino and Alex Peralta very good points! The CDD uses a significant part of the \$755 (townhomes) and \$795 (single family homes) that were on the tax bill in 2020 to pay off the bond(s). Another portion is being used for the administration of the CDD. That includes the money the CDD pays a FOR-PROFIT company that Paul Winkeljohn works for and that includes the money the CDD pays John Jado as an employee of the CDD. That also includes \$1,000 per year for their website.

I don't have the exact numbers on the bonds but those bonds would need to be paid off. How they are being paid off can be handled in multiple different scenarios and that is something we need to discuss. There are different ways and we can even combine some of them.

Like · Reply · 3d



David Li

This is how much they charge us on the tax bill annually. 78% pay debt. 22% pay maintenance. What maintenance?

Done PORTOFINO ISLES COMMUNITY DEVELOPMENT DI.rtf

PORTOFINO ISLES COMMUNITY DEVELOPMENT DISTRICT

Land Use	Debt	Maintenance (O&M)*	Total Assessment
Single Family	\$620.30	\$175.12	\$795.42
Multi-Family	\$578.96	\$175.12	\$754.08
Townhomes	\$1,563.40	\$175.12	\$1,738.52

\*Represents Fiscal Year 2020-2021  
(October 1, 2020 through September 30, 2021)

See Note 2-4

Done PORTOFINO ISLES COMMUNITY DEVELOPMENT DI.rtf

PORTOFINO ISLES COMMUNITY DEVELOPMENT DISTRICT

Land Use	Debt	Maintenance (O&M)*	Total Assessment
Single Family	\$620.30	\$175.12	\$795.42
Multi-Family	\$578.96	\$175.12	\$754.08
Townhomes	\$1,563.40	\$175.12	\$1,738.52

\*Represents Fiscal Year 2020-2021

(October 1, 2020 through September 30, 2021)

These property types and amounts are governed by CDD documents: See note 2-4

 **Stefan Obel**  
**David Li** An evil person may say "lifestyle maintenance" LOL. That is the part that helps to pay Paul Winkeljohn's salary and all of John Jado's compensation he receives from the CDD. It also pays for maintaining the landscaping at Brigantine Place for example and with that the CDD is doing a very good job IMHO. Brigantine certainly is one of the nicer roads - just look at Aledo or Hayworth in comparison.  
 The CDD operates their own website that we pay for. Not much but that would save us \$1,000 per year because it would be obsolete. The CDD pays for other landscaping like moving the grass in some areas. When integrating that with our own landscaping contract it is likely saving us some money as well because of the larger volume/value of the contract.  
 While not exactly the same look at it as two companies merging or one company buying another company. You often hear the word "synergy" and the biggest savings come out of any duplicate operational costs that usually can be eliminated at almost 100%.

Like · Reply · 3d

Paul Winkeljohn of  
 Governmental Management Services

is a contractor, not salaried. See Note 2-4

 **Alex Peralta**  
**Stefan** could you post the link to the CDD website please. I'm interested to see what info is available and what it looks like for \$1000

Like · Reply · 3d

 **Stefan Obel**  
**Alex Peralta** the website for the Portofino Isles CDD is <https://www.portofinoislescdd.com/>

PORTOFINOISLESCDD.COM  
 HOME | Portofino Isles

Like · Reply · 3d

 Write a comment...    

FACEBOOK THREAD #3



Stefan Obel

February 2 at 11:34 AM · 🌐



It looks like the county and the CDD are giving special treatment to certain private FOR-PROFIT corporations.

Check out that 2020 property tax bill for a property within Portofino Isles CDD. That property is the primary address of private FOR-PROFIT company.

Compare that to your own property tax bill. Is the total of your 'Ad Valorem' taxes ZERO? Now let's have a look at the 'Non-Ad Valorem' taxes: Do you see anything saying "Portofino Isles CDD"??? We all are paying for them to get a free pass. Nice, isn't it?

AD VALOREM TAXES						
TAKING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	197,900	197,900	0	0.00
Co Public Transp MSTU	772-462-1670	0.1269	197,900	197,900	0	0.00
Erosion District E	772-462-1670	0.1783	197,900	197,900	0	0.00
Law Enf. Jail Judicial Sys	772-462-1670	3.2324	197,900	197,900	0	0.00
Co General Revenue Fund	772-462-1670	4.2077	197,900	197,900	0	0.00
Childrens Service Council	772-408-1160	0.4765	197,900	197,900	0	0.00
St Lucie Co Fire District	772-621-3342	3.0500	197,900	197,900	0	0.00
FL Inland Navigation Dist	561-627-3386	0.0320	197,900	197,900	0	0.00
City of Port St Lucie	772-871-5069	4.9807	197,900	197,900	0	0.00
City of PSL Voted Debt	772-871-5069	0.9153	197,900	197,900	0	0.00
School Discretionary	772-429-3970	0.7480	197,900	197,900	0	0.00
School Capital Improvment	772-429-3970	1.5000	197,900	197,900	0	0.00
School Reg Local Effort	772-429-3970	3.7010	197,900	197,900	0	0.00
School Voter Referendum	772-429-3970	1.0000	197,900	197,900	0	0.00
Mosquito Control	772-462-1670	0.1352	197,900	197,900	0	0.00
S FL Wtr Mgmt District	561-686-8800	0.2675	197,900	197,900	0	0.00
MILLAGE CODE	0011	TOTAL MILLAGE	24.7348	TOTAL AD VALOREM TAXES		\$0.00

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY		AMOUNT
PS61 Port St Lucie Stormwater Improv/Maint	772-871-5069	1,039.94
PSGL PSL Glasman MSBU	772-871-5069	2,527.30
TOTAL ASSESSMENTS		\$3,567.24
COMBINED TAXES AND ASSESSMENTS		\$3,567.24

Go paperless and receive your tax bill by email.  
www.tcsic.com

Scan to view your bill online

👍👎 5

10 Comments

👍 Like

💬 Comment

Without including the folio, this discussion is of no value or ability to state any factual elements

AD VALOREM TAXES						
TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	197,900	197,900	0	0.00
Co Public Transit MSTU	772-462-1670	0.1269	197,900	197,900	0	0.00
Erosion District E	772-462-1670	0.1763	197,900	197,900	0	0.00
Law Enf. Jail/Judicial Sys	772-462-1670	3.2324	197,900	197,900	0	0.00
Co General Revenue Fund	772-462-1670	4.2077	197,900	197,900	0	0.00
Childrens Service Council	772-408-1100	0.4765	197,900	197,900	0	0.00
St Lucie Co Fire District	772-621-3342	3.0000	197,900	197,900	0	0.00
FL Inland Navigation Dist	561-627-3386	0.0320	197,900	197,900	0	0.00
City of Port St Lucie	772-871-5069	4.9807	197,900	197,900	0	0.00
City of PSL Voted Debt	772-871-5069	0.9193	197,900	197,900	0	0.00
School Discretionary	772-429-3970	0.7480	197,900	197,900	0	0.00
School Capital Improvemnt	772-429-3970	1.5000	197,900	197,900	0	0.00
School Req Local Effort	772-429-3970	3.7010	197,900	197,900	0	0.00
School Voter Referendum	772-429-3970	1.0000	197,900	197,900	0	0.00
Mosquito Control	772-462-1670	0.1352	197,900	197,900	0	0.00
S FL Wtr Mgmt District	561-686-8800	0.2675	197,900	197,900	0	0.00
<b>MILLAGE CODE</b>	0011	<b>TOTAL MILLAGE</b>	24.7348	<b>TOTAL AD VALOREM TAXES</b>	<b>\$0.00</b>	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY		AMOUNT
PS61 Port St Lucie Stormwater Improv/Maint	772-871-5069	1,039.94
PSGL PSL Glassman MSBU	772-871-5069	2,527.30
<b>TOTAL ASSESSMENTS</b>		<b>\$3,567.24</b>
<b>COMBINED TAXES AND ASSESSMENTS</b>		<b>\$3,567.24</b>



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**Robert Francis**

Name the company, I doubt if it's a private for profit company.

There are several independent taxing districts that have given exemption: the County, City, Fire District, School ...

Can't imagine a private company being given exemption from all these independent taxing entities.

Like · Reply · 5d



**Stefan Obel**

**Robert Francis** Exactly! Hard to believe that stuff like this is happening. But the said truth is that it is happening and that tax bill clearly shows that ALL 'Ad Valorem' and the CDD related 'Non-Ad Valorem' taxes are exempt.

Like · Reply · 5d · Edited



**AJ Heller**

**Stefan Obel** can you please explain this as my husband Gary does not understand..does this apply to us in the townhomes? We are owners?

Like · Reply · 5d

The above Tax bill and TRIM explanations are incomplete and following advice of this nature is at risk



Stefan Obel

AJ Heller I will send you something via messenger. I am on a conference call for the next hour and can't type much

Like · Reply · 5d · Edited



AJ Heller

Stefan Obel thank you

Like · Reply · 5d



Gail Baker

Robert Francis



Like · Reply · 4d



Write a reply...



Alex Peralta

So which are the corporations? Am I missing something in the pic?

Like · Reply · 4d





**Stefan Obel**

I think I need to explain a little about that tax bill: Where you see all the \$0.00 in the first section it lists the taxing authority that would like to receive money. The company that owns the building apparently doesn't need to pay any property taxes meaning that company doesn't contribute to the schools, public safety (police and fire) or anything else. That company is "Lobizona LLC", company incorporated in Delaware but not in Florida. If you attended the board meeting this past Thursday you know the people who claim they own this company. I say "claim" because I was not able to verify who really owns that company but I have no reason not to believe this couple that they in fact do own "Lobizona LLC". They own most of the townhomes in Portofino Court but they do NOT own any of the undeveloped properties there. All the undeveloped properties are owned by a FOR-PROFIT company called "Portofino Isles CDD Holdings". Don't let yourself get fooled into thinking that this is our CDD! It is NOT! The CDD directors have nothing to do with that company. The CDD however could easily end the abuse of the Portofino Isles name - if they wanted to.

Like · Reply · 4d

## See note 3-1



**Robert Francis**

**Stefan Obel** more questions than answers. Guess I would have had to be at meeting to better follow what's going on.  
Anyways sometimes I'd prefer to not know things that are out of place - just to avoid getting p'd off.

Like · Reply · 4d



**Stefan Obel**

**Robert Francis** bottom line is that for everything in this tax bill "Lobizona LLC" pays nothing you pay about \$2,000 to \$3,000. Are you enjoying paying extra so they get a free pass?

Like · Reply · 4d



Write a reply...



Write a comment...



FACEBOOK THREAD #4

 **Stefan Obel**  
5d · 🌐

Next Portofino Isles CDD meeting on February 9th:  
Paul Winkeljohn [Tue 2/2/2021 12:56 PM]  
To:  
You  
We were told it was closed. We will meet in our office and public will participate by phone since we only have a small space.  
(With 'it' Paul means the Newport Isles Clubhouse. I haven't seen any update on their own website regarding location and/or phone number)

 1  10 Comments

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 Like  Comment

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 **Stefan Obel**  
And just to set the record straight: I am not aware of anyone telling the CDD they wouldn't be able to use the clubhouse. In fact Nick emailed Paul Winkeljohn in November that our clubhouse is open and available for CDD meetings.  
  
However, we do require the CDD to follow the same guidelines regarding COVID-19 that are in place for anyone else at the clubhouse: social distancing and wearing a mask.  
  
The CDD then decided to cancel several meetings but they always have been welcome to use the clubhouse.  
  
Using the clubhouse for CDD meetings benefits our residents.

[Like](#) · [Reply](#) · 4d · Edited

 **Shirley Watkins**  
I can tell you... Jackie doesn't let anyone in... pretty snippy about it. Why we let this go on with her dumbfound me...

[Like](#) · [Reply](#) · 4d

The Clubhouse could not accommodate the needs of the CDD

under these conditions for the Board, staff, and public to attend safely nor d

serve for conducting and documenting discussion via speakerphone.

1

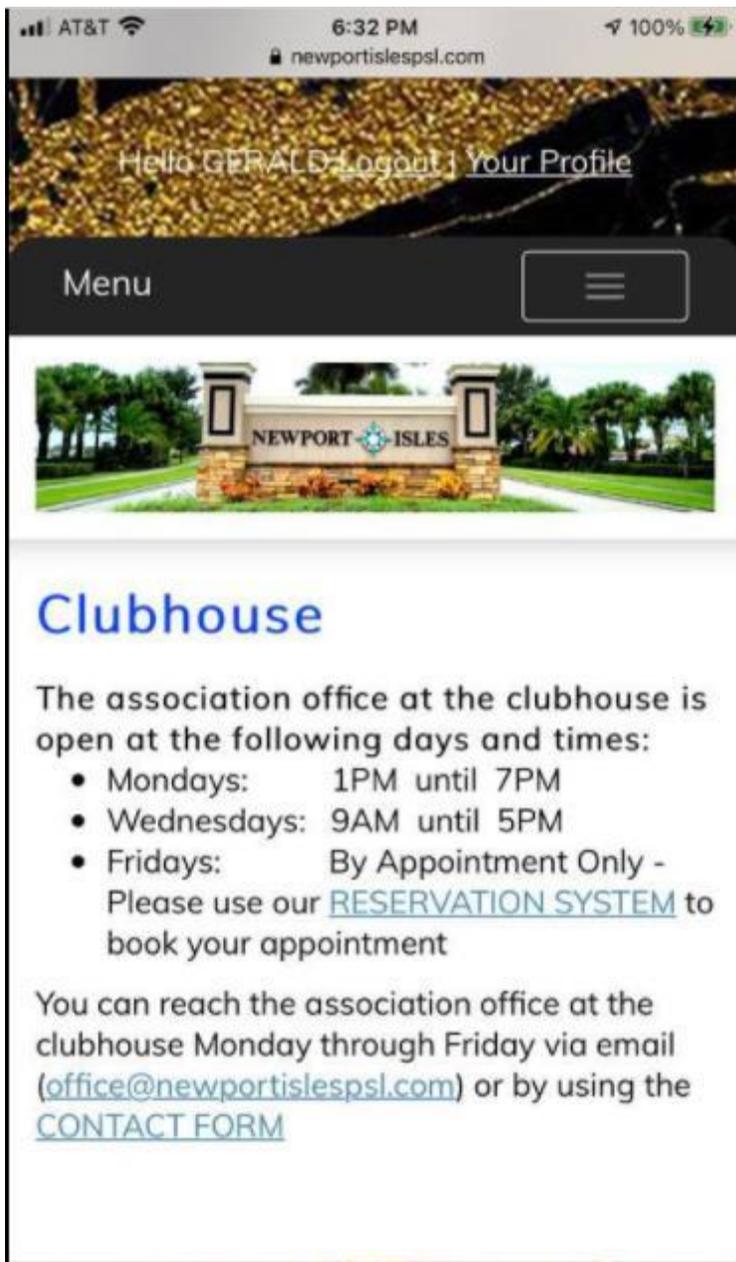


**Gerald J Mirabile**  
Stefan Obel According to the Newport Isles Poa website the clubhouse office is closed Tuesdays so not sure where the conflict would be between CDD using Clubhouse?



Like · Reply · 4d · Edited

2



Stefan Obel

Gerald J Mirabile Exactly. And that only means that the association office is closed for "walk-ins". The association office (or any office staff) isn't needed for the CDD to conduct a meeting. This is just another example of the "pissing contest" the CDD is putting up with the residents of Newport Isles

Like · Reply · 4d



**Frank Austin**

The next CDD meeting is scheduled for next Tuesday, February 9 at 1000AM. CDD was not notified in a timely manner that the Newport Isles Club House would be available before the meeting notice had to be posted for the public.

Like · Reply · 4d



**Frank Austin**

The District office has asked that anyone that wants to be a part of the meeting call in or visit the website below

Like · Reply · 4d



**Frank Austin**

Please Note: In order to mitigate the transmission of the virus and reduce risk of COVID-19 illness, Staff Members, Board Members that are not required for quorum, and Members of the Public are encouraged to participate from your computer, tablet, or smartphone by going to:

<https://global.gotomeeting.com/join/361562373> or by dialing: 1 (408) 650-3123 Access Code: 361-562-373



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**Frank Austin**

I hope this helps for anyone interested in attending the next CDD meeting.



Like · Reply · 4d



**Gerald J Mirabile**

Thanks for the timely clarification

Like · Reply · 4d



**Stefan Obel**

The Newport Isles Property Manager notified the CDD in an email on November 11th 2020 that the clubhouse is available for the CDD to be used for their monthly meetings. I don't know what the definition of "timely manner" is when the CDD is being notified on November 11th 2020 and they claim there wasn't enough time for a February 9th 2021 CDD meeting???



Like · Reply · 4d



Write a comment...

