



THE CG GAZETTE

Barbara Puchalski - Editor

Terry West—Distribution

PRESIDENT'S MESSAGE

HAPPY THANKSGIVING!

It seems Halloween was just here, now we are just a few days short of the Thanksgiving holiday.

Our community did have an unscheduled

Halloween walk after the Social Committee parade was cancelled. The walk was led by Committee Chairwoman Jeanne Grimaldi in the golf cart. Participating were Lillian Baumann as Dr. Fauci, Terry West as Scream, Nancy Rachon as the sexy witch, Maria Chah as the roller blader, Joanne Slocum as Harpo Marx, Betty Rowland with Roma as skeleton woman and Hedy Jurow as the French maid.



The beginning of November, our community has been busy with palm tree trimming, and roof cleaning which should be finished shortly. The cleaning of the roofs has been a pleasant change to the appearance of our community, thanks to your Board of directors and Fiddler on the Roof. Hopefully next to come will be the painting of our building after the 1st of the year. We are currently accepting bids and looking forward to the continued improvement to our community. Please be advised that all these improvements are already in the reserves, so no worries.

I would like to wish all our residents & families a very happy and healthy Thanksgiving. When you and yours are gathered around the table and engage at this honored tradition be sure to share what you are THANKFUL for, before you dig into your pumpkin pie.

“Remember the true meaning of the holiday is GRATITUDE”

Happy Thanksgiving from your Board of Directors

Joanne Slocum, President

jc371@comcast.net



Property Manager

Kris Elliott 561-432-2703

Kris@campbellproperty.com



Campbell Property Management

Serving South Florida Since 1953

561-432-2703

Fax 561-432-2181

Bookkeeping at Campbell:

Teri Burgess 954-427-8770

ar@campbellproperty.com

COMMUNITY REMINDERS

Visit Our Country Greens Website

www.mycountrygreens.com
Login: enter@mycountrygreens.com
Password: shady12467

and Facebook Page



Country Greens at
Westchester,
Boynton Beach, FL

FOR THE LATEST

COUNTY MOSQUITO CONTROL

can be contacted by individual home owners to come out and to spray around their residence when there is a problem. 561-967-6480



Parking

Resident and guest parking is allowed on the streets from 6:00 am until 1:00 am. Commercial vehicles from 8:00 am until 8:00 pm



Overnight parking is permitted in designated parking areas between 10:00 pm and 8:00 am, Please **NOTIFY** a board member of the license plate number in case of an emergency.

Trash must be placed in a closed container while awaiting pickup. Garbage cans and recycle bins should be stored in an area out of sight.

TRASH goes out Mondays and Thursdays late afternoon for next day pickup.



HURRICANE SEASON IS HERE BE PREPARED!



PICKING UP AFTER YOUR DOG IS NOT JUST BEING POLITE



Dog poop carries millions of bacteria, parasites, pathogens and viruses that can be transmitted to both other animals & people. How would you like it if you or your dog tracked it into your home or car? NO? Then pick it up!! We are so fortunate that our community allows our beloved pets to live here. Please do not ruin it for the rest of us.

**CAUTION
SPEED
LIMIT
20**

Inspect your home regularly.

Does your fence or driveway need to be repaired, pressure cleaned or painted? Are your gutters clean? Are your screens torn and is the roof look like it's in good repair. All issues need to be addressed prior to hurricane season and at the end of the rainy season.



By working together we make our community a home



Dogs must be on leash at all times
NO EXCEPTIONS!

Homeowners are responsible for pest control inside their homes. This is why garage doors should be closed when not in use. This will help keep out unwanted pests and unwanted "guests".



Violators will be brought before the Grievance Committee

IT'S THE FLORIDA STATE LAW!

COUNTRY GREENS @WESTCHESTER HOA, INC.
ZOOM SPECIAL & BOARD MEETING
TUESDAY, NOVEMBER 17, 2020 @7 PM

Directors Present: President Slocum, VP Degnan, Secretary/Treas. West,
Directors B. Freedman, J. Grimaldi (Facetime)

Absent: Joe Rana

Present: Kris Elliott, Property Manager (CPM)

Meeting called to order @7:06 pm with quorum established.

Motion made by S/T West to approve October 20, 2020 Board meeting as written; 2nd by B. Freedman & passed.

K. Elliott, Property Mgr. reported membership vote (limited proxy) for year-end financial: 51 yes (review), 9 no's (audit), 2 not signed. Membership voted for a review for year-end tax return at a cost of \$1,800. Meeting adjourned @7:30pm; November Board Meeting started immediately.

President Slocum introduced Damian McFadden, CIC, Senior Vice President; USI Insurance Services. He explained due to strenuous market conditions, namely Hurricane Irma claims, rates are going up on average 25%. At the present time we (HOA) have roof damage due to Hurricane Irma with ongoing inspections for months with insurance company acknowledging damage. A claim has been submitted for \$7 million dollars with litigation being handled by Daniels & Daniels Law Firm, West Palm Beach. Camera/cameras were discussed for the pool area which he fully encouraged. The gate lock to enter & leave the pool was discussed with his suggestion that from insurance standpoint we need a fully locked system.

President Slocum appointed Betty Rowland as a new Board member

Budget 2021: Discussion held on 2 proposals with the issue of the April 18, 2020 HOA insurance premium received for \$174,000; the insurance for 2020 was budgeted @\$120,000. The budget workshop in October proposed a 5% increase to \$126,000 which leaves a shortfall of \$48,000. A special assessment of \$320 is needed from the members which requires a 14-day notice for a special meeting. The Board directed Kris to mail notice for the special meeting. The 2nd proposal placed the entire increase of \$174,000 making the maintenance payment raise to \$362/month. Secretary/Treas. West made a motion to approve the 2021 budget to \$335 per unit per month; seconded by Pres. Slocum. Motion passed.

Financial Report as read by Secretary/Treas. West;

Petty cash \$400; Centerstate Operating: \$60,310.82; Centerstate MM: \$81,666.66

Total Current Assets: \$142,377.48

Reserves: Power CD: \$104,099.77; Beal Bank CD (2) \$105,224.75 each; Valley National Bank \$242,196.15

Total Reserves: \$556,745.42

Architectural as read by VP Degnan:

12143 CG: install hurricane impact sliding glass door

12314 FG: replace gutters

12173 CG: install hurricane storm panels (front & rear)

12173 CG: pavers

Motion made by VP Degnan to approve requests; 2nd by B. Freedman & passed.

COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING BY ZOOM CONTINUED

Landscape:

12319 FG: remove weeds & thin existing plants; plant 10 milkweed plants for butterfly's

12314 FG: install a hose hanger under front window

12202 CG: remove lopsided front shrub

Motion made by S/T West to approve requests; 2nd by Betty Rowland & passed.

Newsletter: articles to Barbara Puchalski, Editor by Sunday, November 22, 2020

Email: barbaracountrygreens@gmail.com

COWBRA: Delegate West reported no live meetings; highlights sent her are included in Gazette newsletter.

Pool: Betty Rowland reports temp @89 & all happy. Follow existing guidelines, all are responsibility of all residents using the pool/pool area; at each Board meeting review the guidelines; residents only, 10 in pool area, mask & physical distancing, maintain disinfecting practice, spot monitoring, sign in log. Bob Freedman suggested due to time change adjust hours. Betty's email: countrygreensbjr@outlook.com

Campbell Property Management: Kris stated letter will be mailed for notice for a special meeting regarding the special assessment.

Social/Activities: None

WMA-Westchester Master Assoc. Mark Rappa, Rep. stated meeting held 3 weeks ago, issue with Lake Worth Drainage District; 2 weirs broken & have been repaired.

Painting 2021: Scope of work given to vendors to bid; due by Nov. 30th & will be presented to the Board on December 15, 2020 meeting.

12281 CG-update-foreclosure unit sold, Clerk of Courts has issued certificate of sale & title to E. Lissette Lesmes

ARB-Landscape Applications: changed 3 pages to 2 making it clearer for homeowners to fill out; 1st page a check list only for Architectural requests.

Mailbox Cluster: USPS no longer maintains mailbox's; it will be a HOA expense.

New locks: Mike Mayhall has agreed to install new locks; 2 keys \$20. Phone number in directory.

Holiday Bonus: S/T West made motion for Holiday Bonus to Kris, Josiah & pool tech same as last year (\$50) each.

Meeting adjourned @8:28pm.

Respectfully submitted,

Terry West, Secretary/Treas.

Draft to be approved at December meeting

COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

DELEGATES MEETING HIGHLIGHTS • NOVEMBER 18, 2020 • VIA TELECONFERENCE CALL

ELECTED OFFICIALS' REPORTS

REPRESENTATIVE JOSEPH CASELLO

- Thanked the voters who supported his re-election.
- Stated the Legislature met for organization and planning.
- Explained that Chris Sprowls was elected Speaker of the House of Representatives. His priorities are education, the state budget shortfall, Unemployment System and to address issues of currently 17,500 unemployed.
- If help is needed or you have ideas for possible legislation, please call 561.292.6015.

COMMISSIONER MARIA SACHS

- Is proud and humbled to represent COBWRA on the Board of County Commissioners.
- Asked for help identifying issues and is looking forward to working with COBWRA for the next four years.

VICE-MAYOR ROBERT WEINROTH

- Noted that the Board of County Commissioners honored Commissioner Mary Lou Berger for her 30 years in county government and 8 years as County Commissioner.
- Welcomed Commissioner Maria Sachs.
- Is honored to continue to serve as Vice-Mayor to Mayor Dave Kerner, who was re-elected.
- Challenges ahead are dealing with COVID-19; the distribution of CARES dollars, which must be spent by Dec. 30, and applied to where they will do the most good; and hopefully the HEROES ACT will pass providing up to three trillion dollars in support.
- Urged everyone to be cautious and safe during the Thanksgiving holiday.

SCHOOL BOARD REPRESENTATIVE KAREN BRILL

- Expressed her gratitude to COBWRA for support of the school board.
- She is continuing to work to ensure that students are safe.

FIRST RESPONDERS' REPORTS

PBSO DISTRICT 6 CAPTAIN SHAWN EASTMAN

- Announced Sheriff Bradshaw was re-elected for another four-year term.
- Due to the spike of COVID-19, District 6 substation cannot be re-opened. If in need of assistance, call the station. Deputies will be sent to homes if necessary. Reports and/or documents can be requested at Central Records.
- Crime continues to be low. Be careful when shopping. Additional deputies will be present in shopping plazas during the holiday season.
- 100 families will be recipients of Thanksgiving dinners.
- District 6 Deputy Corey Reece received the Back The Blue Award from Florida Attorney General Ashley Moody for intervening in a child kidnapping while on a family vacation in Tampa.

PBSO LIEUTENANT NICHOLE ADDAZIO

- Greeted everyone at the meeting.

PBC FIRE RESCUE BATTALION CHIEF ANTHONY TOZZI

- Be cautious when working with holiday lighting by checking wiring, not overloading outlets, keeping indoor trees watered, using battery operated candles when possible, having fire extinguishers available, remaining in the kitchen when cooking and having an escape plan in case of fire.

TONY KEELER, PBC FIRE RESCUE

- When frying a turkey, use caution, follow cooking directions and be sure the turkey is thawed.

SUPERINTENDENT OF SCHOOLS REPORT

BETH RAPPAPORT ON BEHALF OF DONALD E. FENNOY II, ED.D

- The School District is awaiting word from the Florida Department of Education (FDOE) on whether they will extend a previous Executive Order allowing for innovative learning options.
- They have been proactive in expressing the needs of the School District to FDOE and have been working with superintendents in Miami-Dade and Broward as well as lobbyists on potential options.

PRESIDENT'S REPORT – BETH RAPPAPORT

- During the Board of County Commissioners meeting on Nov. 17, COBWRA presented a plaque to Commissioner Mary Lou Berger as a token of appreciation on the occasion of her retirement.
- COBWRA dedicated its second BUDDY BENCH, which is located at the Hidden Oaks K-8 School.

FEATURED PRESENTATION

Planning, Zoning & Building: Understanding Palm Beach County's Path to Development presented by Ramsay J. Bulkeley, Esq., Executive Director, PBC Planning, Zoning & Building Department

- Highlighted the functions of code enforcement and planning.
- Gave an update on the "Water Ski Park" project and announced the Magistrate's Hearing has been postponed.
- Explained privately and staff-initiated text amendments.
- Responded to a question about tree replacements in HOAs.



Next Meeting:

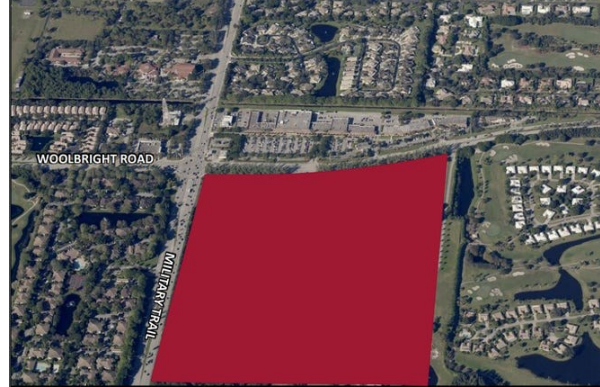
December 16, 2020 • 9:30 AM • Via Teleconference

Highlights by Bruce Brodsky and Debbie Murphy

Amazon's push for huge distribution center near Boynton drawing pushback

Mike Diamond

Special to The Post



VILLAGE OF GOLF — Amazon wants to build a 65,000 square-foot distribution center at the intersection of Woolbright Road and Military Trail near Boynton Beach but nearby communities are not exactly putting out the welcome mat.

Delray Dunes and Quail Ridge, two large golf-club communities, are gearing up for a major fight to kill the project.

Most Amazon facilities, they note, are in industrial centers, not adjacent to large residential communities. Amazon's agent recently met with Village of Golf planners to request major changes to the town's growth plan in order to accommodate the facility. Village of Golf Manager Christine Thrower said the process has just begun. Agents for Amazon were told to revise their plans to see if they can be made more palatable to area residents. Thrower said she expects the project to be discussed again at a meeting in January.

But the two communities along with the Coalition of West Boynton Residential Associations are expected to argue the location is not appropriate for an Amazon distribution center despite the nearly 100 jobs it may create.

The world's biggest online retailer recently broke ground on a 1 million square-foot facility on 100 acres in the Palm Beach Park of Commerce, which lies west of Jupiter near the Beeline Highway. The company announced in July that it plans to open a delivery station in Boca Raton this year. Last October, it opened a 96,000-square-foot delivery warehouse on Belvedere Road near Florida's Turnpike west of West Palm Beach.

With around 300 residents, the Village of Golf is one of the smallest communities in South Florida. It encompasses about 530 acres, including a Publix supermarket that is currently under construction. The supermarket, a self-storage facility, a gas station and retail outlets are all part of a master plan recently approved by the town as are the seven warehouses that Amazon wants to replace with one building.

The Village of Golf location would be an operation similar to Amazon facilities on Belvedere Road and in Pompano Beach in Broward County. Large tractor trailer trucks drop off packages to the facility that are then sorted and placed onto scores of delivery trucks.

“This is basically an around the clock 24/7 operation that is not suited for our community,” Delray Dunes said in a letter to the Village of Golf. “The high-intensity industrial use contained in a single 44-foot-tall building is not compatible with the surrounding communities and will impact all of us negatively.”

A number of Village of Golf residents also said they were opposed to the project during the recent meeting.

But Kelly Smallridge, president and CEO of the Business Development Board of Palm Beach County, told The Post that critics should understand that the 10-acre site is already approved for seven separate warehouse buildings that would generate far more traffic and employ far more people than the Amazon facility. Those seven warehouses would total 100,000 square feet as opposed to the 65,000 square-foot Amazon building.

Thrower said Amazon would need to either seek special exceptions or a zoning change to build one 65,000 square-foot building to replace the already approved seven buildings.

Delray Dunes noted that approving the plans would amount to a drastic reversal of a zoning code that has fostered “low density, neighborhood commercial development.” It questioned why the town would consider locating “industrial development” adjacent to Quail Ridge and Delray Dunes.

The Village of Golf has for the past 65 years held to a two-story height limit, even on its current commercial development in keeping with the surrounding residential neighborhood, Delray Dunes noted.

And Quail Ridge said it was concerned about noise pollution caused by back-up alarms on trucks and other heavy equipment that “will pierce the peaceful nights that our residents enjoy.” Even more important is that approval of Amazon’s plans will “set the precedent for years to come in future development of that property as well as the remaining unsold property along Golf Road.”

E-mail Mike Diamond at dimes706@gmail.com

**COBWRA is monitoring this rapidly evolving situation and
will provide updates as they become available.
Inquiries should be directed to the Village of Golf.**

GIFT CARDS!

Those of you who have Humana as your health plan may want to check this out.

Humana now rewards you with gift cards that can be used at various stores. They credit you with staying healthy such as flu shots, exercise, staying in touch with your family and friends, and more.

The program is called GO 365 and you can get credit by calling the number on the back of your card.

I received \$125.00 in cards!

Wishing you all Happy Thanksgiving.

Nancy Rochon



HAVE SOMETHING TO SHARE?

**ALL SUBMISSIONS ARE DUE BEFORE THE SUNDAY
AFTER THE HOA BOARD MEETING**

IN WRITING PLEASE

THANK YOU, STAY SAFE AND HEALTHY

Barbara Puchalski, editor

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