

# THE CG GAZETTE

Barbara Puchalski - Editor

Terry West—Distribution

## PRESIDENT'S MESSAGE

It has been an exciting time at Country Greens HOA. We have just had our Annual election of Officers which brought the following results:

President-Joanne Slocum  
Vice President-Lisa Degnan  
Secretary-Treasurer-Terry West  
Director-Betty Rowland 2yr term  
Director-Bob Freedman 2yr term  
Director-Mark Rappa 1 yr term

Also in process is the painting of the entire community by Hartzell Painting. This company has been in business for many years and does high quality work.

At the present time, they will be painting the houses first on the lake side of the community. Everyone will be kept apprised of the villa painting, by e-mail blasts as they continue with their progress.

Our Country Greens Community will continue to be a hidden gem as our buildings will look brand new after the painting. Also, kindly refer to the minutes of the meeting for some other improvements we are planning on doing in the community. We take pride in the community and are looking for volunteers to complete a Community Improvement Committee. If this is something you would like to participate in, please give me a call or email me at [jc371@comcast.net](mailto:jc371@comcast.net). We would love to have you aboard.

I am happy to once again serve the community, as your President, on the newly elected Board of Directors.

Your President,  
Joanne Slocum



## WE INVITE YOU TO SHARE WITH OUR THE COMMUNITY!

If you have a birthday, anniversary or special event that you'd like to honor, please email Barbara at [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com)



### Property Manager

Kris Elliott 561-432-2703

[Kris@campbellproperty.com](mailto:Kris@campbellproperty.com)

Office: 561-432-2703 (Kris)



**Campbell Property Management**

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### Bookkeeping at Campbell:

Teri Burgess 954-427-8770

[ar@campbellproperty.com](mailto: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  
OVER!  
STAY  
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".



**PLEASE!**  
  
Clean up after  
your dog

Violators will  
be brought  
before the  
Grievance  
Committee  
**IT'S THE  
FLORIDA  
STATE LAW!**

**COUNTRY GREENS @WESTCHESTER HOA, INC.**  
**ANNUAL/BOARD MEETING MINUTES**  
**FEBRUARY 16, 2021**  
**Draft to be approved**

Meeting called to order @7:08pm by President Slocum with quorum established. In attendance VP Degnan, S/T West, Betty Rowland, Bob Freedman & Joe Rana (Directors). Proof of notice of meeting mailed January 27, 2021.

Secretary West made motion to waive reading of Annual Meeting minutes for February 18, 2020; 2<sup>nd</sup> by Betty Rowland; Motion passed.

Election & New Board of Directors: Bob Freedman, Terry West, Mark Rappa & Betty Rowland.

Meeting adjourned; Notice given to Board of Directors of an Organizational Meeting.

**BOARD MEETING:**

New slate of officers announced by Kris Elliott, Property Manager as follows:

Joanne Slocum, President; Lisa Degnan, Vice President; Terry West, Secretary-Treas.; Betty Rowland, Bob Freedman, Joe Rana; Mark Rappa, Directors.

President Slocum stated no Board meeting held in January.

**FINANCIALS** read by S/T West as of January 31, 2021:

Petty cash \$400; Centerstate Operating \$47,053.89; Centerstate MM \$81,707.83 TOTAL OPERATING: \$129,161.72.

RESERVES: Beal Bank CD (10/26/21) \$104,245.65; Beal Bank CD (2) (5/20/21) \$105,224.75; Valley National \$262,351.89 TOTAL \$577,047.04.

**ARCHITECTURAL APPS PER Lisa Degnan:**

12251 CG-new windows/doors

12171FG-garage door

12149CG-windows

12222 FG-hurricane shutters

12123 FG-new windows/door

12319 FG-security camera

12233 CG-front screen door

Motion made by President Slocum to approve applications as read; 2<sup>nd</sup> by Bob Freedman. Approved.

**LANDSCAPE APPS per Terry:**

12203 CG: placing red reflectors (TSM LANDSCAPE notified)

12223 FG: replace sod with 4x8 pavers on left side of walkway

12154 CG-replace dead plants front of shrubbery in front of house

12251 FG-irrigation @walkway-HO told Landscape vendor only-replace old mulch & veg with stones

12245 CG-remove 7 dead eugenia plants replace w/sod

12303 FG-plant iris (flowers) around tree in front yard

12220 CG-remove rear shrubbery around lanai door; install beige tone travertine paver patio

12263 CG-plant perennial flowers & plants in front of fence, front of villa & rear All photos w/plant name attached to application

12106 CG-holding app as HO had to leave to go North

Motion made by President Slocum to approve apps as read; 2<sup>nd</sup> by L. Degnan. Motion passed.

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

GAZETTE NEWSLETTER

Please submit articles to [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com) by Sunday, Feb 21, 2021.

COBWRA: No live meetings; highlights of their meetings are included in Gazette newsletter.

POOL: President Slocum stated the repair of shocks & grout by Perfectly Pure Pools (vendor) is backlogged; hopefully will be repaired shortly.

She also stated she had request to open tennis court for pickleball; state still under Emergency orders from Gov. DeSantis; request is denied.

Betty Rowland stated temp good; Homeowner signing in/out needed in case HOA needs to trace COVID-19.

WMA(Westchester Master Assoc): Mark Rappa, VP reported no meetings

OLD BUSINESS:

WHITE FLY (FICUS) VENDOR: Sec. West presented 2 bids for renewal:

1. Home & Garden (4 apps) \$3,960 annual
2. TSM Landscape (4 apps) \$2,700 annual

Sec. West made motion to contract with TSM for \$2,700; 2<sup>nd</sup> by Pres. Slocum. Motion passed.

POOL SECURITY-CAMERA:

Tom Degnan gave report on information for Board to consider regarding purchase camera's for pool security. Hotwire not feasible. He suggested Arlo to be mounted on corner's (solar w/battery back-up; will have to have a volunteer homeowner for phone app. More research will be done.

HARTZELL PAINTING:

Will start CG (31 houses-119 villas-1 cabana/clubhouse (exterior); contract also includes perimeter wall both sides, all front doors & frames, & garage doors. If HOMEOWNER DOES NOT WANT GARAGE DOORS OR FRONT DOORS PAINTED YOU ARE TO WRITE A NOTIFICATION WITH DATE, NAME & ADDRESS & PLACE IN BLACK MAILBOX WHERE IT WILL BE GIVEN TO VENDOR.

REAR PATIOS ARE AN OPTION: HOMEOWNER TO PAY \$55 TO PAINT; PLACE REQUEST WITH DATE, NAME & ADDRESS W/CHECK FOR \$55 PAYABLE TO HARTZELL PAINTING & PLACE IN BLACK MAIL BOX.

HARTZELL PAINTING WILL START PRESSURE CLEANING & PAINTING ON FRIDAY, FEB. 19, 2021 AT 12076CG WITH THE PAINTING OF ALL HOUSES & MOVE TO VILLAS ON CG. EACH RESIDENT WILL HAVE THEIR NOTIFICATION POSTED TO YOUR GARAGE/FRONT DOOR.

Meeting adjourned @9:00 pm.

Respectfully submitted,

Terry West, Secretary-Treasurer





***There are to be NO in person COBWRA Delegates or Committee meetings until further notice. Health and Safety are our top priorities.***

## Minutes of January 20, 2021 COBWRA Delegates Meeting Conducted Via Teleconference Call

### **DRAFT MINUTES – UNOFFICIAL – NOT FOR PUBLICATION**

*Minutes to be approved at next month's Meeting*

President Beth Rappaport called the meeting to order at 9:30 AM via Teleconference Call. Participants logged on by phone and accessed visuals by downloading a PDF presentation that was distributed via email.

#### **Introduction, Welcome, and Meeting Dedication**

- President Beth Rappaport welcomed everyone and thanked them for participating.
- The meeting was dedicated to **Mel Morris**, a long-time COBWRA Board member and dear friend, who passed away recently.

#### **Announced Guests were introduced by Philip Levine**

- **Danna Ackerman-White**, Senior Administrative Assistant; Mayor David Kerner; **Lori Berman**, State Senator, District 31; **Karen Brill**, Vice-Chair, School Board of PBC; **Joe Capozzi**, Administrative Assistant, Vice Mayor Robert Weinroth; **Joseph Casello**, State Representative, District 90; **Jenny Ceasar**, Outreach Coordinator, Congresswoman Lois Frankel; **Michelle Damone**, Administrative Assistant, District 5 Commissioner Maria Sachs; **Evelyn Duplace**, Legislative Assistant, Senator Lori Berman; **Shawn Eastman**, Captain, PBCSO District 6; **Sophia Eccleston**, Senior External Affairs Manager, Florida Power and Light; **Dorothy Jacks**, Property Appraiser, PBC; **Dave Kerner**, Mayor, PBC; **David Martelo**, Area Distribution Manager, FPL, South Palm Beach County; **Stacy Mills**, Director, Free Standing Emergency Services at JFK Medical Center; **Mike Pratt**, Director of Community Outreach, PBC Property Appraiser's Office; **Rosemary Rayman**, Director, Information Services, LWDD; **Ed Sol**, District Secretary, State Representative Emily Slosberg; **Tony Tozzi**, Battalion Chief, PBC Fire Rescue; **Robert Weinroth**, Vice-Mayor, PBC

#### **ELECTED OFFICIALS' REPORTS**

- **Lori Berman, State Senator District 31**
  - The PBC Department of Health COVID-related email address – [chd50feedback@flhealth.gov](mailto:chd50feedback@flhealth.gov) has been shut down. All who previously emailed that address are being contacted to set up appointments.
  - The legislature is conducting committee meetings, filing bills, and facing a significant budget shortfall.
- **Dave Kerner, PBC Mayor**
  - 100,000 vaccines have been completed in the County.
  - Pharmacies at 67 Publix groceries in PBC will be administering 100-125 vaccines per day per pharmacy to people 65+ beginning January 21. At this time, all appointments have been taken, but more will be available soon.

- **Robert Weinroth, PBC Vice-Mayor**
  - To request a vaccine appointment at Publix, go to <https://www.publix.com/covid-vaccine/florida> . They are currently booked but will open the website several times per week to take reservations.
  - To date, over 700,000 seniors in Florida have received vaccinations. Florida is receiving 265,000 vaccinations per week.
- **Karen Brill, Vice Chair, PBC School Board**
  - Today the District is voting on a 3.5% salary increase for employees of its bargaining groups.
  - She will suggest an alternative to the District's proposed August 10, 2021 start date for students, that has teachers arriving during the first week of August.
  - Many classrooms will watch the presidential inauguration.
  - She invites everyone to the COBWRA Education Committee's Zoom meeting on Tuesday, February 23 at 7:00 PM. Issues specific to the COBWRA area will be discussed.
- **Dorothy Jacks, PBC Property Appraiser**
  - Reminded new eligible property owners to file for the Homestead Exemption. The filing deadline is March 1 for 2021. File 24/7 online at <https://www.pbcgov.org/papa> or call for more information.
  - Pink postcards were mailed acknowledging the renewal of existing Homestead exemptions.
  - Mike Pratt, Director of Community Outreach, PBC Property Appraiser's Office can supply information to communities about the Homestead Exemption.
- **Superintendent of Schools Update – Beth Rappaport for Donald E. Fennoy II, Ed.D**
  - The graduation rate for District-operated schools reached an all-time high of 94.4% for the Class of 2020, an increase compared to 2019's graduation rate of 91.6%.
  - The School District's graduation rate continues to outpace the state's average of 90%.
  - Twenty-two of the District's high schools have a graduation rate of 90% or higher.
  - Dr. Fennoy has sent a letter to the Governor, FDOE Commissioner, and Director of Emergency management urging the state to prioritize school-based staff for COVID-19 vaccinations.

## FIRST RESPONDERS' REPORTS

- **Captain Shawn Eastman, PBSO District 6**
  - The District 6 lobby remains closed due to COVID-19. If in need of reports, call the Central Records office.
  - COBWRA area communities contributed to gifts and meals provided during the holidays through the Sherriff Department's Community Policing.
  - Overall crime was down in 2020 and so far in 2021.
  - The "Pillowcase Burglar" was arrested after a year-long investigation involving hundreds of cases in PBC and across the state.
  - Deputies are concentrating on catching people speeding to encourage safe driving.
- **Tony Tozzi, Battalion Chief, PBC Fire Rescue**
  - There has been an increase in carbon monoxide calls. Carbon monoxide is a colorless, odorless gas produced by internal combustion engines, such as cars and generators, and fires. CO detectors should be installed in hallways near the garage, patio, and bedrooms.
  - Make sure to turn off car engines when in the garage. PBC Fire Rescue is distributing door hangers to remind people to turn off their cars.
  - Generators and any running motors must be at least 10 feet away from a house.
  - Call 911 if a CO alarm sounds and exit the residence immediately.

**PRESIDENT'S REPORT – BETH RAPPAPORT**

- Beth welcomed new COBWRA Board members Neil Ambrosio of Canyon Lakes as Treasurer, and Linda Wilson of Colonial Estates as Director.
- Incumbents retained their seats in the Lake Worth Drainage District election.
- COVID vaccines are available now, or will soon be, at CVS, Walgreens, local hospitals, the Health care District in John Prince park, South County Civic Center, and the South Florida Fairgrounds. COBWRA has provided information to the state to help get mobile units into our 55+ communities. If, and when they are available, member communities will be notified.
- The Water and Wetlands Committee will hold a Zoom symposium on "The Future of Water in South Florida" on January 26 at 7:00 PM.
- The Education Committee will hold a Zoom forum with the PBC School District on February 23.
- The Government Affairs Committee will participate virtually in PBC Days in Tallahassee.

**SECRETARY'S REPORT – CHERYL DODES**

- The Minutes of the December 2020 delegates meeting were accepted as written.
- A quorum was confirmed.

**TREASURER'S REPORT – BETH RAPPAPORT**

December 1-31, 2020

• <b>Operating Funds- Wells Fargo</b>	
12/01/20 Opening Balance	\$ 1,349.96
Deposits/Transfers In	-
Disbursements	\$ -
12/31/20 Closing Balance	\$ 1,349.96
• <b>Operating Funds – Centennial</b>	
12/01/20 Opening Balance	\$ 16,120.82
Deposits	\$ -
Interest	\$ 1.34
Disbursements	\$ (456.19)
12/31/20 Closing Balance	\$ 15,665.97
• <b>Reserve Funds - Centennial</b>	
12/01/20 Opening Balance	\$ 94,563.06
Interest	\$ 20.03
Deposits	\$ -
Disbursements	\$ -
12/31/20 Closing Balance	\$ 94,583.09
• <b>Reserve Allocation - Centennial</b>	
12/31/20 Closing Balance: Obligated Reserve	\$ 20,000.00
12/31/20 Closing Balance: Unrestricted Reserve	\$ 74,583.09

**GROWTH MANAGEMENT REPORT – DAGMAR BRAHS**

- A presentation of the proposed Imaging and Dialysis Center on the site of a former PNC Bank building on Hypoluxo Road east of Jog Road was emailed to the delegates prior to today's meeting. In the proposal, sufficient parking spaces will be provided; a monument sign will be installed. Large oak trees and some palms will remain; other plantings will be replaced. The Growth Management Committee and the COBWRA Board recommended approval with a roof color change, agreed to by the developer.

**MOTION:** To recommend approval of the Imaging/Dialysis Center at Jog and Hypoluxo with the condition of a slate gray roof. The Motion was passed unanimously by the delegates, 47-0.



- For now, GL Homes has withdrawn its request to purchase LWDD easements.
- The Magistrate's Hearing about the Ski lake project is scheduled for January 21. Beth Rappaport and Dagmar Brahs will attend as observers.
- A strip mall shopping center approved many years ago is under construction on SR7/441 at Melrose Park.
- COBWRA's Call to Action yielded 2,200+ emails sent to the Village of Golf voicing opposition to the proposed Amazon Distribution Center.
- A gas station with 12 pumps is under construction on the southeast corner of Woolbright and Military. The current, smaller gas station on the northeast corner will move to this site.

#### NOMINATING COMMITTEE – BETH RAPPAPORT

- In response to the call for nominations, five delegates/alternates have been nominated for the five positions on the Committee and will serve on the 2021 Nominating Committee: Joan Brunswick, Royal Lakes; Debbie Murphy, Pine Tree Country Club Estates; Sharon Reuben, Valencia Isles; Myrna Rosoff, Aberdeen; Steve Wolfberg, Valencia Pointe.
- Sharon Reuben was appointed Temporary Chair until the Committee's organizational meeting.

#### FEATURED PRESENTATION – *Delivering America's Best Energy Value presented by Sophia Eccleston, Senior External Affairs manager, Florida Power and Light and David Martelo, Area Manager, introduced by Debbie Murphy.*

- FPL's ongoing innovations and efforts to lower electricity costs and increase dependability have placed FPL as a leading provider in the U.S. Click this link to view the presentation: [https://www.cobwra.org/wp-content/uploads/2021/01/FPL-presentation\\_EcclestonV2\\_Jan-20.pdf](https://www.cobwra.org/wp-content/uploads/2021/01/FPL-presentation_EcclestonV2_Jan-20.pdf)
- FPL is committed to eliminating power flickers that have been occurring in communities in the west Boynton area. Email Beth at [President@COBWRA.org](mailto:President@COBWRA.org) if your community is still experiencing issues and report flicker incidents to FPL at 1-800-FOR-OUTAGE, the main customer service number.

The meeting was adjourned at 10:52 AM.

Respectfully submitted,



Cheryl Dodes, Secretary

#### FUTURE COBWRA MEETINGS

**There are to be NO in-person COBWRA Delegates or Committee meetings until further notice. Health and Safety are our top priorities.**

Growth Management	Tuesday, February 2	7:30 pm	Teleconference
Board Meeting	Monday, February 8	7:30 pm	Teleconference
Safety and Security	Wednesday, February 10	9:30 am	Teleconference
Delegates Meeting	Wednesday, February 17	9:30 am	Teleconference

***"Current and Future Traffic Trends and Projects in the West Boynton Area"***  
***Presented by Dr. Motasem Al-Turk, Director, PBC Traffic Division***



## PAINTING NOTICE

HARTZELL PAINTING STARTED THE PRESSURE CLEANING TODAY @12076 COUNTRY GREENS BLVD. THEY WILL FOLLOW UP WITH PATCHING STUCCO & PAINTING.

A NOTICE WILL BE POSTED ON YOUR GARAGE DOOR/FRONT DOOR WITH DATE.

THE 31 HOUSES WILL BE FIRST ON THEIR LIST FOLLOWED BY VILLAS ON CG BLVD; THEY WILL THEN MOVE TO FOREST GREENS AREA.

GET YOUR REQUESTS IN WRITING IF YOU DO NOT WANT GARAGE DOOR PAINTED. GET YOUR REQUESTS IN WRITING IF YOU WANT YOUR REAR PATIO PAINTED WITH PAYMENT OF \$55 PAYABLE TO HARTZELL PAINTING. PLACE ALL REQUESTS IN BLACK MAIL BOX AT BULLETIN BOARD.

MANY THANKS FOR YOUR COOPERATION.

BOARD OF DIRECTORS

CGHOA

FEB. 19, 2021



Contact us:  
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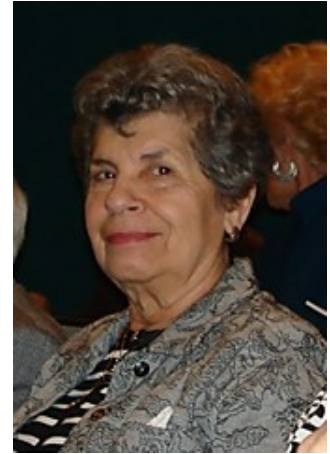
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Railings ♥ Fencing ♥ Entry Gates  
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### PAINTING

Residential & Commercial Painting  
Beautification Programs ♥ Pressure Cleaning/  
Vapor Blasting ♥ Weather Proofing  
Roof Cleaning ♥ Eco Friendly Alternatives

I need a friend with whom  
 I can share every bit of my life  
 I need a friend with whom  
 I can sort out all my strife  
 I need a friend who can  
 Help me with a few chores  
 I need a friend who can  
 Heal me when I am sore  
 In my life, you are the one  
 Who plays these important roles  
 Your absence is going to leave  
 An empty spot in my soul  
 Goodbye to our dear Jeannie Grimaldi  
 Country Greens will feel your spirit for many years to come



Lisa Feldman's  
Granddaughter



Phoenix Rochon & Friend Mattie

**HAVE SOMETHING TO SHARE?**

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

**IN WRITING PLEASE**

**Barbara Puchalski, editor, [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com)**