

Barbara Puchalski - Editor

THE CG GAZETTE

Terry West—Distribution

PRESIDENT'S MESSAGE

Happy Mother's Day to all mothers in Country Greens. I hope you were all honored in a very special way. "A mother can take the place of anyone, but no one can take her place."

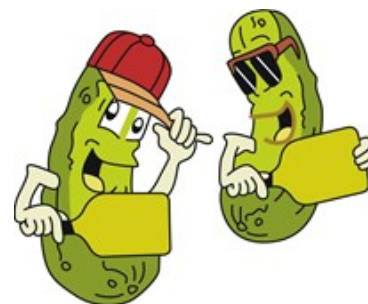
Country Greens just celebrated it's first Social Event since last year, due to the Covid virus. The turnout was incredible as was the company, the decorations, and the food. The Social Event, with new Social Director, Jeffery Giocondo, at the helm was a smashing success. A special thanks to all Jeff's Committee who did a great job. We are all looking forward to what's next.

Our hidden gem continues to shine as we are finishing up the painting in the community. This year has been very productive with the cleaning of roofs and painting of all buildings. Be advised that ALL money utilized was in the reserves and the work provided was at NO cost to you. Please know that your Board of Directors will continue to work in the BEST interest of Country Greens.

Your President-Joanne Slocum, jc371@comcast.net



Pickle Ball is starting up
again next Saturday,
May 29th @ 9am



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Kris Elliott 561-432-2703

Kris@campbellproperty.com

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Campbell Property Management

Serving South Florida Since 1953

561-432-2703

Fax 561-432-2181

Bookkeeping at Campbell:

Teri Burgess 954-427-8770

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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.



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.



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.
BOARD MEETING, TUESDAY, MAY 21, 2021 (Zoom)
DRAFT-MINUTES TO BE APPROVED

DIRECTORS PRESENT: President J. Slocum, Secretary/Treas. Terry West, Betty Rowland, Mark Rappa, Bob Freedman, Joe Rana. Quorum established.

CORRESPONDENCE:

BOARD members received letter from Doris Prosser, Pool aerobics group asking for pool temperature to be raised from 85 degrees to 88 degrees. President Slocum asked our pool vendor Perfectly Pure Pools (Richard, owner) to attend. Discussion held.

MOTION made by Betty Rowland to raise temperature back to 88 degrees; 2nd by Mark Rappa. Motion passed.

MOTION MADE BY S/T WEST to approve minutes of previous meeting; 2nd by B. Freedman. Motion passed.

PRESIDENTS REPORT:

Pres. Slocum reports that Tom Degnan will send her WEB site information once he is settled in new location; working on painting, landscape, & golf car. The first Social event (Meet & Greet) held May 14th was very successful. All Star Locks (new vendor) has rekeyed locks at gates & front door to clubhouse & pool. We are still waiting on light bulb replacement @pool.

FINANCIAL REPORT AS OF APRIL 30, 2021:

Petty Cash \$400; Centerstate Operating \$94,325.32; Centerstate M/M \$81,739.51; Due to Reserves (\$6,689.17) Total \$169,775.66

RESERVES: Beal Bank 5/20/21 Mature (2 CD) \$105,224.75 ea.; Beal Bank 10/26/21 Mature \$104,245.65; Valley National \$206,451.12; \$6,689.17 Operating to Reserves TOTAL: \$527,835.44

RESOLUTION was made by S/T West to approve Betty Rowland as signatory on operating & reserve accounts; 2nd by Mark Rappa & passed.

MOTION made by President Slocum to appoint Betty Rowland as Vice President replacing Lisa Degnan, 2nd by S/T West, Motion passed.

ARCHITECTURAL:

12263 FG: replace front door, install new windows & sliding window

12226 FG: Hartzell Const. install vinyl & replace stucco

12142 CG: paint "TufTop" sealer in cement driveway

Mark Rappa stated PBCWUD will repair previous water line repair in 12271 FG road area

12327 FG: white hurricane shutters (vendor late w/certificate of insurance & license & missed April Bd.

Meeting – approved by Board email).

Landscape: no apps

NEWSLETTER:

Deadline for articles is FRIDAY MAY 21, 2021

COBWRA: All meetings by teleconference call due to Covid.

POOL: Betty Rowland, Chair stated Lisa Scrivano donated 2 flower pots that have been placed on pool patio, Covid still here; everyone must still be diligent, still disinfect, thanked Doris Prosser for her continued service.

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

WMA (WESTCHESTER MASTER ASSOC.)

Minutes of April 27, 2021 minutes presented by Mark Rappa, Rep. for Country Greens; will be placed in Gazette.

HURRICANE-BE PREPARED

Lillian Baumann, Chair would like to see Board recognition for Hurricane Captains. All updates will be sent by emails.

SOCIAL CLUB: President Slocum stated "Meet & Greet" was outstanding; good time had by all.

OLD BUSINESS:

Painting Update: Hartzell Painting has list of touchups & will be working hopefully finish them this week.

CAMERA @CLUBHOUSE: President Slocum & Bob Freedman discussing issue; will send to Board.

GOLF CAR: Southern Golf Car thru Campbell picked up existing car to fix & will be delivered May 21st.

TREE REMOVAL/ROOTS:

12130 CG: email sent by homeowner to Board that a section of root has grown into hurricane shutter track & cannot close shutters; quote received from Duffy's Tree to remove tree \$5,600-6,000 & grind stump; plus need county permit & replacement trees; no quote on removing roots. MOTION made by President Slocum to obtain another bid; 2nd by B. Freedman. Motion passed.

12251 CG: Oak tree removed; paver & roots issue; MOTION made by President Slocum to send letter to homeowner; she is responsible to remove & replace pavers so HOA can cut roots; 2nd by Joe Rana; Motion passed.

NEW BUSINESS:

HOA Insurance w/USI (April 18, 2021-2022); Board will hold workshop meeting June 1, 2021 @12:30P @pool patio; 48-hour notice will be posted for membership to attend. Discussion to be \$73,000 shortfall for premium.

FLA. STATUTE 386.041 Nuisances injurious to health (standing water)

Betty Rowland & Barbara Puchalski will research

PRESSURE IN PARADISE:

Gianni not responding to phone calls; S/T West will solicit new vendors with scope of work.

SIDEWALK REPAIR/PAVING:

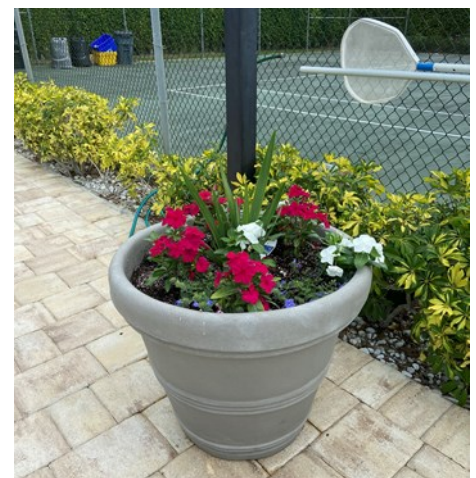
Tabled until June Board meeting.

Meeting adjourned @8:35 PM.

Respectfully submitted;

Terry West, Secretary/Treasurer

Thank you Lisa Scrivano who donated the beautiful potted plants on the pool patio and George Fortunato who helped with the planting.



WESTCHESTER COMMUNITY MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 27, 2021

Quorum of the Board is confirmed with Board members present to include Barbara Fish, Kristine Simms, Mark Rappa, Ralph Nathan, Charlie Ross, Cheryl Edwards and Joan Milowe. Meeting is called to order by the President, Barbara Fish, at 10:00am.

Minutes from the Annual Meeting, on March 23, 2021, are reviewed. Motion to waive reading aloud by Kristine, seconded by Barbara and carried without opposition. Motion to approve Meeting Minutes as corrected is set by Jane, seconded by Barbara and carried without opposition. Motion to accept the January 26, 2021 Board Meeting are reviewed. With no corrections to be made a motion to accept is set by Kristine. Motion is seconded by Barbara and carried with no opposition.

The March financial statement is reviewed by Kris. No questions or concerns presented at this time. Cheryl made a motion to accept, Mark seconded the motion and is carried with no opposition.

Kristine made a motion, as discussed, and requested at the last Board Meeting, to increase the Board to 9 members from 7 members. Motion is seconded by Barbara and carried with no opposition. The Board will be accepting resumes and conducting interviews for potential candidates for a vote to appoint.

New business consists of discussion for new light globes on street lights, pressure cleaning, entry sign and gatehouse lighting. Estimate for all new light globes was reviewed – it was determined by Ralph we only need three throughout the community and electrician will inspect.

– item is tabled for now. Estimate for new lighting on gate houses is presented by Ralph in the amount of \$1600. Motion to approve is set by Ralph, seconded by Jane and carried with no opposition. Pressure cleaning estimate at the gate houses and monument is presented by Ralph, from Busy Bee in the amount of \$730.00. Motion to accept set by Ralph, seconded by Jane and carried with no opposition. Damaged sign repair estimate, from Testa signs, in the amount of \$802.50 is reviewed., Motion to accept is set by Ralph, second by Jane and carried without opposition.

With no additional business to be discussed a motion to adjourn is set by Jane. The motion is seconded by Ralph with no opposition. The meeting is adjourned at 10:58am.





Sadly, we say goodbye to another dear Country Greens friend, Pearl Steiman. Continue to celebrate her life with the many fond memories we share with her and Ken.



Spring is here and new lives are being born!

Please remember, do not feed the wildlife!! You might think you are being kind but in fact you are really harming them.



Thank you,

Mother Nature

EVERYONE IS THRILLED THAT THE POOL IS REOPENED!

PLEASE REMEMBER THAT COVID IS STILL VERY REAL AND CONTINUES TO BE A THREAT

SIGN IN AND DISINFECT THE AREAS YOU WERE IN CONTACT WITH

MOST IMPORTANTLY, BE COURTEOUS TO OTHERS

PICK UP AFTER YOURSELF

PUT CHAIRS AND TABLES BACK WHERE THEY BELONG AND UMBRELLAS DOWN

THE POOL AREA WILL ONLY REMAIN AN OASIS IF WE ALL TAKE CARE OF IT!



HAVE SOMETHING TO SHARE?

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

IN WRITING PLEASE

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