

Country Greens Times

July 2024

Website – mycountrygreens.com



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New Editor Intro

For those that do not know me I would like to take a minute to introduce myself. My name is Sherri Eccleston, many of you knew my parents Harvey and Arlene Brecher. My parents were full time residents of Country Greens from 2000 till their recent passing. They were active members of the community including my dad serving on the HOA Board. I have been coming to Country Greens for many years and have spent a good part of the last few winters here. I will continue to travel back and forth between my home in New York and my Villa here. For those that do know me, you know I can be found most days enjoying our beautiful pool. I look forward to working on our newsletter and if you have any information you would like to share with me please feel free to email me at Sherri0765@aol.com. Be sure to write Country Greens in the Subject or I might mistake it for spam.

Thank you to Barbara Puchalski for her many years of service handling our monthly newsletter.

I would also like to say thanks to all of the wonderful members of the community who watched over and took care of my parents.



Letter from Our President

June 25, 2024

It was good to see so many of our residents on the Zoom Meeting! When you join, please join with your name, and turn on the video. The Board is planning to conduct business as usual throughout the summer months. Meetings will be by Zoom.

It is hurricane season. Be prepared. Reminder to all, it is the Homeowner's responsibility to prepare their homes for potential storms. Annual trimming the trees for hurricane season is scheduled for July, date to be announced. Palm Beach County provides a detailed planning guide available on line. You can search "Palm Beach Hurricane Guide" or click: [Official Palm Beach County Hurricane Planning Guide | ADA \(pbcgov.org\)](https://www.pbcgov.org/ada) to open the link.

As mentioned at the meeting, starting July 1st, there are changes to the Florida Statue 720 guidelines regarding HOA's. One of the changes is posting of meeting agendas. Country Greens is a member of Westchester Master Association, along with about ten of our neighboring communities. The Master Association's Agenda is to be posted, using the same procedure as we post our monthly Board Meetings. They both will be posted at the bulletin board at the mailbox. The Master's meetings are usually the fourth Tuesday of the month. The next meeting is scheduled for September 24th.

Respectively,

Betty Rowland

CGHOA President

HOA Board Minutes

COUNTRY GREENS @ WESTCHESTER HOA, INC.

ZOOM BOARD MEETING

TUESDAY, JUNE 25, 2024

DRAFT TO BE APPROVED

Meeting called to order @ 7:00pm by Betty Rowland, President. Quorum established

Attendees: Pres. B. Rowland, VP M.Arnone, Sec. L.Scrivano, Treas. D.Allen, Dir. P.Carta

Proof of Notice of meeting posted on 06/21/24 and emailed on 06/22/24.

Motion made by Secretary Lisa Scrivano to waive the reading of the 05/21/24 meeting minutes.

Pat Carta 2nd. motioned... All in favor.

FINANCIAL:

As per Treas, Dave Allen:

Petty Cash: \$400.00

Capital Contribution Account: \$36,365

Operating Account: \$218,588

Total Operating Account: \$255,353

Reserves: \$72,850

Valley National Reserves: \$16,977

TOTAL RESERVES: \$89,827

Account Receivable: \$17,607

Mike Arnone motioned for financials to be accepted as read, Pat Carta 2nd. All in favor

ARCHITECTURAL:

As per Mary Carol Parish, Chair:

12271 FG – install leaf guard filters – all paperwork received

12311 CG – replace windows and sliders with white hurricane impact –Vendor Action Construction

Lisa Scrivano motioned to approve the above architectural – Mike Arnone 2nd. All in favor

LANDSCAPING:

As per George Fortunato, Chair

12143 CG – replace old plants with all community approved plants by owner.

12232 CG – remove a portion of a robellini palm tree by owner due to it impeding on driveway

Lisa Scrivano motioned to approve the above landscaping projects. Dave Allen 2nd. All in favor

WESTCHESTER MASTER ASSOC:

Attendees at the 06-25-24 meeting: Betty Rowland, President and Tondalaya Hamilton, Alternate for Master & COBRA monthly meetings. A brief recap of the meeting as follows:

- Land sale of property on Pipers Glen and Military Trail at \$820,000. Settlement date 07/02/24
There will be a Committee meeting held to discuss how the \$820K funds will be used.
- Five communities are representatives of the land sale funds. Regular updates will be noted at the monthly meetings.

Florida Statue 720 updates:

- All Board members must certify 4 hours of courses per year
- The Master Board of Director's website will be shared with Country Greens Board of Directors
- All Board meetings must be posted at least 48 hours in advance of upcoming meeting

Next Master meeting will be 09/24/24 9:30am – location TBD

NEWSLETTER:

Sherri Eccelston is our new Newsletter Editor. She encourages everyone to please submit anything of interest for the Newsletter prior to the Sunday after each monthly board meeting.

POOL:

Per Betty Rowland; issue at shower area. There was a slick residue on the platform under the shower.

This shower is only to be used for rinsing off prior to entering the pool and afterwards.

No personal hygiene products are to be used there.

Old brown chairs were trashed. Some lounges were stacked to keep them clean during this time year.

PROPERTY MANAGER:

Kris Elliott stated we have two new homeowners in our community. 12311 & 12196 CG

She will forward the instructions from Campbell Corporate to the new homeowners for the Homeowner's Portal. All are encouraged to use the portal for documents, forms, minutes, rules & regs, etc.

There are many changes in the Florida Statue which we will be informed about.

Architectural guidelines need to be updated as well.

Dave Allen mentioned for all who are interested in getting information regarding Condos and HOAs:

Sunday mornings on YOU TUBE . The link is CONDO CRAZE AND HOAs

ACTIVITIES:

Lisa Scrivano Social Committee Chair: CG Monthly Ladies Luncheon will continue thru the summer months.

Coordinators: Ellen Collegio for July, Lynne Freedman for August and Donna Fortunato for September

Luncheons dates and places will be posted on bulletin board accordingly.

OLD BUSINESS:

- **Gutters:** Mike Arnone stated that we have 2 gutter situations that failed, possibly due to the leaf guards needing to be adjusted on these properties. Our roofing Consultant, Gutter Guys Company & Leaf Filter Company will meet to resolve issues as quickly as possible.
- **Compliance Guidelines:** as per Mike Arnone:
they are completed and will be put on the Homeowner's Portal
The Compliance Committee members are:
Jessie Stanton, Carol Petersdorf, Sandra Budner and Edward Wilders.
- **Reserve Study:** As per Dave Allen: We are in contract with Reserve Assocs. Dave has been in contact with them regularly.
The report is scheduled to be completed by July 19th.
Upon completion of the report, discussions will take place for recommendations

NEW BUSINESS:

- **Hedges:**
as per Betty Rowland, Perimeter hedges dividing Starlight Cove and Country Greens:
Starlight Cove sent a notification to Country Greens indicating they felt the hedges belong to CG and we were not maintaining the top of the hedges over the last few months. Representatives from both Boards and landscape supervisors met on February 27th without resolution. At that February meeting, the Starlight Cove President stated Country Greens owned the hedge at the back of the pool patio, and Starlight owned the property along the tennis and bocce courts. Country Greens has continued to maintain the sides and half the top of the hedges as it has done for many years past, including the hedge by the tennis court that Starlight stated was on

their property. According to some of our long-term residents and landscapers, this has been the practice for years. Property boundary and ownership of the hedges has not been determined at this time and the issue is ongoing.

Refrigerator: discussion took place among the Board for the replacement of the refrigerator located in the Social Club room.

Lisa Scrivano motioned to approve a \$500 contribution from the HOA for half the cost of the replacement, while the CG HOA Social Club donates the additional \$500. Pat Carta 2nd motion, Betty Rowland & Mike Arnone in favor, Dave Allen opposed

Motion approved

Patty Carta motioned to adjourn the meeting at 8:12pm. Dave Allen 2nd. All in favor

Discussion opened to floor:

Minutes respectfully submitted by

Lisa Scrivano, Secretary

Community Happenings

With so many Snow Birds away for the summer things are on the quiet side, however the ladies luncheons continue year round.

The luncheon for July will be at Jax Bistro on Thursday July 18th 2024 at 12:30. Please contact Ellen Collegio to reserve your spot.

Community News

A special thanks to the supper club for the beautiful new benches that are a welcome addition to our community.



Let's all work together to keep our community looking good! We are a small community and we should all look out for each other.

Remember to pick up after your dogs.

When at the pool please return your chairs to where and how you got them. Place all trash in the proper receptacle. No soaps or oils are allowed at the pool shower. It leaves behind a slick residue and presents a safety issue. Let all visitors know this is how we keep our place looking so good.

If you see something say something. If you see something or someone out of place report it. Let's keep our community the safe haven we all enjoy.

Look after your neighbors. Do you have an elderly neighbor? Keep an eye out. Have you not seen them lately? Does something look different? Check on them.

Are you going away for a vacation or for the season? Make sure to let someone know.

Hurricane season has begun. Make sure all of your belongs are secure. If not make sure there is someone who will take care of it for you.