

THE CG GAZETTE



Barbara Puchalski - Editor

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President's Message

As many of you know, there are two main projects that we have been working on for about a year. They are replacing the roofs and revision of our Rules and Regulations. I want to thank Mike Arnone for chairing the roofing committee and Marjorie Schlein for chairing the Rules and Regulations committee. They and their teams have spent countless hours to ensure the success of the projects. I also want to thank all the residents that attended the special meetings discussing these projects. I/ We thank you for your hard work and dedication.

In this Gazette, Mike Arnone included a summary of the actions of the committee in the decision process of determining the scope of work and selection of the Vendor for our roofs.

A mailing from our property management, Campbell, will be coming out soon that has a copy of the revision of the Rules and Regulations for your review. The vote to accept the R&R revision will be done in our September Board Meeting. If you do not receive the mailing, verify we have your correct contact information in the Homeowner Portal located in our Country Greens of Westchester website.

Our Best wishes and words of Thanks go to Janie Goodwin for her dedication and service she provided to our community. Janie has served on Boards for the last 40 years, and as a Director on our Board for the last year and a half. She was not only an active board member, she served on the Social Committee, Roofing Committee, participated in the water aerobics, and pickle ball. Janie, you will be missed! Wishing you Health and Happiness in your new home and new adventure!

There are no words to express a thank you to the dedication and hard work provided by Lillian Baumann and her dedicated team of Hurricane Captains, serving the community for about 20 years! She and her Captains have welcomed new residents and been a resource to all of us in ways to keep our homes safe and secure during the hurricane season. Hurricane season is here, and the tropics are becoming active. We are responsible for preparing our homes and ensuring we do not have objects outside that can act as a missile and potentially injuring others. Palm Beach County has online Hurricane Preparedness information online. Be Prepared! Be Safe!

Our next Board Meeting is scheduled for Tuesday September 19th, 7:00pm as a Zoom Meeting. Looking forward to your participation.

Respectively,

Betty Rowland, CGHOA President



Property Manager

Kris Elliott 561-432-2703

561-432-2703

Fax 561-432-2181

Bookkeeping at Campbell:

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



NO PARKING ON THE GRASS

Overnight parking is permitted in designated parking areas between 10:00 pm and 6:00 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.



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



Pets 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 MONTHLY BOARD MEETING
TUESDAY, AUGUST 15, 2023
DRAFT MINUTES 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. Carter,
Dir. J. Goodwin, and Dir. K. Long
Proof of Notice of meeting posted on 08/12/2023 and emailed on 08/11/2023.

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes for July 18th, 2023.
Pat Carta 2nd. motioned... All in favor.

FINANCIAL:

As per Treas, Dave Allen:

Petty Cash: \$400.00

Capital Contribution Account: \$14,655

Operating Account: \$176,83

Total Operating Account: \$191,890

Reserves: \$1,577,418

Valley National Reserves: \$125,814

TOTAL RESERVES: \$1,703,232

Pat Carta motioned for financials to be accepted as read.

Dave Allen 2nd. – All in favor

ARCHITECTURAL:

As per Terry West, she has driven through the Community and noted specific villas and homes in which the driveways are in need of pressure cleaning. She also notified Kris Elliott at Campbell to send letters to notify those particular Homeowners. Kris will send a list to Terry of all residents in which notification letters have been sent to.

Also, Mike Mayhall has offered to do pressure cleaning for our Residents in Country Greens. Anyone who is interested may call him directly. Residents are to provide water and electricity.

LANDSCAPE:

As per Terry West:

12295 FG – Bushes and shrubs are completely overgrown and in need of trimming. This is due to the Homeowner placing reflectors in front of them so the landscape company, CPM does not cut them. It is the owner's responsibility to maintain shrubs and bushes when reflectors are placed in front of them. Campbell will send a letter to the Homeowner.

12207 FG – outdoor light above garage to be replaced.

As per Terry West – there are a couple of vehicles parked in the Community that have invalid license plates. Owners are to be notified via a letter from Campbell.

Lisa Scrivano motioned to approve all the above Architectural and Landscape requests.

Patty Carta 2nd. all in favor

COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING CONTINUED
DRAFT MINUTES TO BE APPROVED

NOTE: All COMPLETED ARB FORMS (Architectural & Landscape) are to be submitted to the Board 48 hours in advance of the monthly Board meeting to be reviewed and approved at the time of meeting. ARB forms can be found in the white mailbox by the mailboxes, or is easily accessible online on our community website, MYCOUNTRYGREENS.COM under Documents.

COMMITTEES:

As per Lisa Scrivano, Social Club Chair, the Ladies Luncheon will continue monthly.

NEWSLETTER: All submissions for the Gazette to be submitted to Barbara Puchalski on the Friday prior to the Sunday after each monthly Board meeting. Hard copies of the Gazette are in the binder at the Clubhouse.

COBWRA: As per Betty Rowland, next meeting is Aug.16, 2023. Bob Freedman offered to attend.

RULES & REGULATIONS:

Preliminary draft will be sent to the Community. A Board vote will then follow.

POOL:

As per Janie Goodwin, Chair:

Nothing to report currently.

PROPERTY MANAGER:

As per Kris Elliott, Campbell Prop Mgt:

Letters have been sent to Residents regarding pressure cleaning, illegal parking, fences in need of repair or replacement and the cleaning of gutters.

MASTER ASSOC. (WMA): N/A

OLD BUSINESS:

ROOFS: As per Mike Arnone, Committee Chair:

The Committee recommends "CAMPANY ROOFING CO.'" to re-roof all buildings in Country Greens at a cost of \$1.657M. We can anticipate an approximate 10% additional expense for replacement of damaged plywood, etc....

The contract pricing also includes the replacement of all gutters on homes and villas.

Jack Brown Roofing Consulting company will oversee the entire project.

A final roofing assessment can only be determined when the job is completed.

Karen Long, Director, 2nd motion to accept and move forward with CAMPANY ROOFING CO.

COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING CONTINUED
DRAFT MINUTES TO BE APPROVED

Mike Arnone, VP motioned to enter into contract negotiations with CAMPANY ROOFING for replacement of all roofs on all the buildings in Country Greens for an amount not to exceed \$1.9M to cover any additional materials if needed. A fully executed contract will be submitted to our attorney for review.

Homeowners that have leaf guards or solar panels are solely responsible for the removal of these prior to the replacement of their roof.

A final roofing assessment can only be determined when the job is completed.

Karen Long, Director, 2nd motion to accept and move forward with CAMPANY ROOFING CO.
All in favor.

NEW BUSINESS:

An updated Homeowner Insurance Declaration page must be sent to Campbell Management.

Any property without an updated policy dec sheet, the Homeowner will be notified via letter to do so.

Dave Allen motioned to adjourn meeting at 7:52pm

Pat Carta, 2nd. All in favor

Discussion opened to floor.

Respectfully Submitted,
Lisa Scrivano, Secretary



Ladies Luncheon

Country Greens Roofing Project Chronology of Activities

In November 2022 Betty Rowland, HOA President asked Mike Arnone to serve as chairperson of the roofing committee. The committee was charged with the responsibility of exploring all options relating to replacing the roofs in Country Greens. Mike asked David Allen, Tony Scrivano, Janie Goodwin and Paula Ostuni to join him on the committee. After a brief tenure on the committee Paula resigned due to philosophical differences. Here is a brief synopsis of the committee's findings to date:

- Committee met to discuss the best course of action to pursue while employing best business practices throughout.
- Solicited and received preliminary estimates to get a general sense of the cost of the project.
- Interviewed different roofing consultants to determine first if one should be hired and secondly what services the selected consultant would provide the community.
- The committee decided hiring a consultant to aid and guide us through the process would be beneficial.
- Different roofing consultants were contacted and interviewed.
- After checking references Jack Brown Consulting was selected.
- Numerous meetings were held with Mr. Brown and his associates to develop a scope of work.
- Ten roofing contractors were invited to the pre-bid meeting. Five accepted our invitation at which time they were given the scope of work and instructed to submit a sealed bid on a designated date.
- Five sealed bids were returned and opened.
- The initial prices ranged from a high of 2,469,131 to a low of 1,933,467.
- The committee explored alternative ways to reduce the total expenditure. Gutters became the focal point in an effort to reduce costs. One option the committee looked at was hiring our own gutter contractor to do the gutter portion of the project since the roofing contractor (none of which employ gutter fabricators and installers) would sub-contract the gutter portion of the project and mark up the price by 20%. Another option was to eliminate replacing gutters. A third option was to replace only the gutters that were in dire need of replacement. All three options were rejected. It was decided that the financial impact of replacing gutters was relatively small considering the total cost of the project and that all gutters will be replaced

Country Greens Roofing Project Chronology of Activities Continued

- Bidders were asked to attend a meeting to answer questions, concerns and pricing regarding their submitted bid. We asked each company to resubmit their bid replacing the 2 layers of 30lb. felt paper with a peal and stick product. Our research found that the peal and stick product, although substantially more costly than felt paper, its installation is much less labor intensive affording us a substantial cost savings. The peal and stick product also provides another level of protection against water damage which is looked upon favorably by Insurance companies.
- Met with Damian McFadden, our insurance agent, to see if by using the peal and stick material will save us any money when our policy is due for renewal. He thought it probably would but it would not be a substantial savings.
- Criteria for selecting a roofing contractor is not limited to cost alone. Other factors to consider when selecting a contractor include but are not limited to: size of the company, number of employees, years in business, references, time to complete the job and the projects impact on the community.
- Please refer to the spreadsheet for complete pricing. Keep in mind that we will incur an unknown expense for any plywood, etc. that needs to be replaced. Jack Brown estimates from his experience that cost to be between 5-15% of the total cost of the project.
- Another unknown additional expense will be a fee to Jack Brown to oversee the actual roof application. His hourly fee is \$185.00.
- Financing will be addressed when we have a firm final number. At this time our reserves should cover 90-95% of the cost.
- On August 15, 2023 the Board voted to enter into contract negotiations with Campany Roofing Co. for an amount not to exceed \$1,900,000.00. for reroofing all buildings in Country Greens HOA.
- Next steps:
 1. Vendor draws up a contract.
 2. HOA attorney reviews contract.
 3. Contract signed.
 4. Work begins.



Submitted by Michael Arnone



LABOR DAY

When: 1st Monday of September

Where: United States of America

ORIGIN STORY

Labor Day, an annual celebration of workers and their achievements, originated at a time when American industry was rapidly expanding but there were few legal protections for American workers.

ORIGINS

In the late 1800s, many Americans were working 12 hours a day six or seven days a week. Even children, some as young as age five or six, were working in mines, mills, and factories.

Labour union leaders Peter J. McGuire and Matthew Maguire each are said to have advocated for a holiday in New York City in 1882 to celebrate working people, though which of them was the true founder of Labor Day is still debated.

The idea of a "workingmen's holiday," celebrated on the first Monday in September, caught on in other industrial centres across the country, and many states passed legislation recognizing it. Congress would not legalize the holiday until 12 years later, when a watershed moment in American labour history brought workers' rights squarely into the public's view.

HOW IT'S CELEBRATED TODAY

Labor Day is celebrated each year on the first Monday of September. It falls on a different date every year, just like Thanksgiving.



Some people enjoy a long weekend for family get-togethers, picnics, end-of-summer celebrations, and parades, while others use Labor Day to advocate for workers' rights.

TIMELINE

**Sept. 5
1882**

10,000 workers took unpaid time off to march from City Hall to Union Square in New York City, holding the first Labor Day parade in U.S. history.

**May 4
1886**

Labour protesters and Chicago police clashed in the infamous Haymarket Riot, which became a symbol of the struggle for workers' rights and so came to be associated with the annual observance of May Day, or Workers' Day, in many countries.



1887

Oregon was the first U.S. state to declare Labor Day an official holiday.

**May 11
1894**

The massive Pullman Strike began. Workers boycotted the railroads to fight for safe conditions, normal schedules, and living wages. The strike and boycott disrupted rail traffic throughout the Midwest and lasted until about July 20.

**June 28
1894**

U.S. Pres. Grover Cleveland signed a bill into law making Labor Day a national public holiday.

