The Country Greens Gazette ~ December, 2020 ~ Issue 168

Barbara Puchalski - Editor



PRESIDENT'S MESSAGE





It is the most wonderful time of the year...... Yet, for some, it can be the most difficult. Let us try to keep the Spirit of Christmas in our hearts and try to remember all that has brought us joy at this time of the year. I am always reminded each year of this spirit when I unpack things that are SPECIAL to me. One of the closest to my heart is a special Christmas plate given to me by my Great Aunt Irene. The plate reads:

"The Gifts of Christmas"

May you have the spirit of Christmas which is PEACE

The gladness of Christmas which is HOPE

The heart of Christmas which is LOVE

MERRY CHRISTMAS

This year certainly has not been kind. It will be remembered for the COVID-19 virus, among others things. We can only hope that this year's Christmas miracle will be an effective antiviral drug.

I am looking forward to getting our community back to some kind of normalcy, having social functions, and having some fun.

My wish for you this holiday season is to be Happy, Healthy, and Safe. But, most of all I would like to wish you all a Happy Hanukkah, A Merry Christmas, and a Happy New Year.

Your President,

Joanne Slocum jc371@comcast.net

Property Manager

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ΑΡΡΥ ΚWANZAAΓ

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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

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.

SPFFD



Inspect your home regularly. Does your fence or driveway need to be repaired, pressure cleaned



HURRICANE

SEASON IS

OVER!

STAY

PREPARED!

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!**

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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".

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



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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.

ICKING UP AI YOUR DOG IS **NOT JUST** BEING POLITE

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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.



COUNTRY GREENS @WESTCHESTER HOA, INC. SPECIAL BOARD MEETING BY ZOOM DECEMBER 8, 2020 @7PM Draft to be approved

Directors Present: President Slocum, VPresident Lisa Degnan, Secretary/Treas. Terry West, Bob Freedman, Betty Rowland, Joe Rana Absent: Jeanne Grimaldi CPM: Kris Elliott, Property Manager attended SJWLaw Group-Scott Wortman, HOA Attorney attended Quorum established. It was brought to the Boards attention that Betty Rowland was appointed to the Board at November Board meeting (Nov. 17, 2020) & we needed to vote & approve her appointment. President Slocum made a motion for the Board to approve her appointment as a Director; 2nd by Secretary/ Treas. West. Motion passed.

The Special Meeting was called to order @7pm by President Slocum; the meeting was held for the Board to vote on a special assessment to cover the HOA liability insurance increase for the April 2020-2021 policy period.

Sec./Treas. West presented an update with a summary regarding HOA Liability insurance; April premium received for \$174,000; Board (2019) budgeted \$120,000 per USI Insurance Services; Board Oct. (2020) Add-ed 5% increase for \$126,000; Shortfall (\$174,000 minus \$126,000) equals \$48,000.

She presented option for special assessment (\$48,000 divided by 150 members) equals \$320 to be paid in one payment or two payments of \$160 ea. due Feb & March 2021.

Discussion was held with members comments taken.

Motion was made by President Slocum to endorse the proposed summary as read; 2nd by Sec./Treas. West. The motion passed with 4 yes votes by Slocum, Rowland, Grimaldi & West & 3 no votes by Degnan, Freedman & Rana.

Meeting adjourned @7:45 pm.

IF ANYONE IS HAVING TROUBLE MUTING THEIR COMPUTER ON ZOOM MEETINGS, THIS MIGHT HELP Ų \bigcirc (j) 2+ 1 Leave Meeting Chat Mute Start Video Invite Participants Share Screen Record You will see this on the bottom of your Zoom screen. On the bottom left look for the mute button. Put your mouse on the mute button and left click it. A red line will appear indicating you are muted. Click it again for the red line to disappear and your will be unmuted. You can do the same with video. If the red line is across the Start Video icon, others in the Zoom meeting will not be able to see you. All they will see is your name in a black box. Please be courteous to others. Even if you think you are incredibly quiet, we can hear your whispering, your sip of a drink, even a drop of a pen. It might not seem like much to you but.....grrrrrrrr

Terry West, Secretary/Treas.

COUNTRY GREENS @WESTCHESTER HOA, INC. ZOOM BOARD MEETING TUESDAY, DECEMBER 15, 2020 @7 PM Draft to be approved

DIRECTORS PRESENT: President J. Slocum, V-P Lisa Degnan, Secretary-Treas. T. West, B. Freedman, B. Rowland, J. Rana ABSENT: J. Grimaldi Meeting called to order by President Slocum with quorum established. Property Manager: Kris Elliott attended meeting (Campbell Property Mment)

S/T West made motion to waive reading & approve November 17, 2020 minutes as written; 2nd by B. Freedman. Motion passed.

Presidents Report: President Slocum wished everyone a Happy Holiday Season & hope everyone in community is enjoying the Holiday decorations.

FINANCIALS given by S/T West: Petty cash \$400; Centerstate Operating \$46,171.99; Centerstate MM \$81,680.08 Total \$128,252.07. Reserves: Beal Bank CD (10/26/21) \$104,245.65; Beal Bank 2 CD(5/20/21) \$105,224.75; Valley National Reserve \$248,928.64 Reserve Total \$563,623.79



Architectural:

12203 FG request fence; Motion made by VP Degnan that fence does not conform with Rules & Regulation & should be denied; 2nd by President Slocum. Motion passed to deny request.

Landscape:

12112 CG: homeowner planted "copperleaf" plants in rear of new screen porch without submitting ARB for approval; application received.

Landscape Chair West gave a few comments regarding the lawns in community; TSM Landscape is new landscaper hired Sept. 1, 2020; per contract they have applied first application for weed removal in November; weed & feed will be applied in Feb., May & August. TSM owner Greg Kaufman doing inspections; we have to give application time to work.

Newsletter: Editor Barbara Puchalski stated articles must be emailed to her by Sunday, December 20, 2020 to be included in the Gazette.

COBWRA: No live meetings per Delegate West; Highlights of their virtual meetings are included in the Gazette.

POOL: Betty Rowland, Chair reported pool temp good; she sent letter to Board requesting extension of current hours; declined at this time. Priority is the safety of our residents as case rates are high.



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

PROPERTY MANAGEMENT: Kris Elliott, Property Mgr. stated that all members should have received their 2021 maintenance fee coupons; all members on ACH will not receive coupons; members that use others payment methods need to call their bank with the new amount \$335/per unit by 1st of each month. She also asked that all members & guests pay attention to the stop signs in the community. She wishes everyone a Happy New Year.

SOCIAL ACTIVITIES: No report

WMA (Westchester Master Assoc.) Mark Rappa, CG rep. reported no meetings for December.

PAINTING 2021:

Chair Lisa Degnan & Co-chair Terry West working on bids for painting of community in 2021. The summary was emailed to Board members as follows:

Hartzell Painting using Sherwin-Williams products with a 10 yr. warranty quoted \$98,265 with exclusion of rear patio (open or enclosed) \$55 which HOMEOWNER pays; RCI Painting using Benjamin-Moore products with a 8 yr. warranty quoted \$123,245 with exclusion of rear patio (open or enclosed) \$95 which HOME-OWNER PAYS.

GARAGE DOORS: If owner does not want painted, you must submit a dated & signed request that will be given Hartzell; the request must be placed in white HO mailbox at bulletin board mailbox cluster. Hartzell Painting (Ed Holman, owner) was painting contractor for 2007 & 2014 painting of the community.

After January 1, 2021 the Board will meet with Mr. Holman for discussion of contract & shade of grey/brown to be used.

Motion was made by West to award the painting contract for 2021 to Hartzell Painting for \$98,265; 2nd by Degnan. Motion passed

CAMERA @POOL AREA:

Discussion held. President Slocum made a motion appointing Bob Freedman to contact Hotwire for information on installing security camera/s & present to the Board; 2nd by J. Rana. Motion passed.

GATE LOCK ENTRANCE @CH/POOL:

Discussion held; K. Elliott to contact Health Dept. for information; tabled for January Board meeting.

NEW BUSINESS:

POOL MAINTENANCE: President Slocum received two items from Perfectly Pure Pools (CG vendor) for replacing motor shocks for the lid that covers them \$453.60 & grout inside rim of pool; Kris Elliott to check to see if pool needs to be closed for that procedure \$500.

Motion made by President Slocum to approve quotes; 2nd by West. Motion passed.

President Slocum stated she received letter from Pool Chair Betty Rowland for extension of pool hours; denied at this time.

Meeting adjourned @8:00 pm.

Respectfully submitted, Terry West, Secretary-Treas.



WE WILL HAVE THOSE HUGS AGAIN AND BE STRONGER FOR THEM



DELEGATES MEETING HIGHLIGHTS • DECEMBER 16, 2020 • VIA TELECONFERENCE CALL

ELECTED OFFICIALS' REPORTS

REPRESENTATIVE JOSEPH CASELLO

- The Legislative Committee Week is in January.
- The state budget shortfall will need to be addressed as it is approximately \$3 Billion.

COMMISSIONER MARIA SACHS

- Thanked the Valencia Reserve legal committee for their efforts in dealing with the "waterski park". The owners continue to develop the property against PBC stop work orders. It is now in the court system and we are waiting to see how it will be resolved. The County can impose a fine up to \$20,000 and incarceration.
- The BCC is working with the Healthcare District and first responders to explore ways of getting the vaccine to our most vulnerable seniors, many of whom live in our HOAs.

VICE-MAYOR ROBERT WEINROTH

- PBC is in line for the Moderna vaccine, which is expected to be approved next week.
- The Commission is busy developing federal and state 2021 legislative agendas and working on next year's initial budget. Strategic priorities include focusing on economic development, housing, environment, infrastructure, public safety and substance abuse.
- CARES dollars must be spent by Dec. 30 and applied where they will do the most good. Hopefully, the HEROES ACT will pass, providing more funds for the county.

SCHOOL BOARD VICE-CHAIR KAREN BRILL

FL Dept. of Education is requiring face-to-face learning for underachieving students. Parents will continue to have a choice of in-person or virtual classes if their children are struggling.

STATE ATTORNEY DAVE ARONBERG

- The 110th arrest was made through the Sober Homes Task Force.
- Trials are backlogged and hopefully will be getting back to normal soon.

FIRST RESPONDERS' REPORTS

PBSO MAJOR CHRISTOPHER KEANE

Shared the accomplishments of the Community Policing Unit and the Shop with a Cop program which provides gift cards for those in need and works with the School District to provide food for children and families.

PBSO DISTRICT 6 CAPTAIN SHAWN EASTMAN

- Due to COVID-19, the District 6 lobby remains closed to the public.
- Fingerprinting is available by appointment only.
- Overall crime in the area is down.
- There have been citations, arrests and a vehicle confiscated for those drag racing.
- It is the time of the year to connect with friends and those who are alone to be sure they are okay.

Highlights by Bruce Brodsky and Debbie Murphy

TONY KEELER, PBC FIRE RESCUE

- Be cautious when working with holiday lighting by checking wiring and power strips. Do not overload outlets and keep indoor trees watered.
- Be cautious when traveling in the South County area due to major construction in West Boca and Delray.

GROWTH MANAGEMENT REPORT – DAGMAR BRAHS

- COBWRA continues to work with PBC on the waterski park.
- The Palm Meadows horse training facility on Lyons Rd. will be increasing their stable capacity by 25%.
- Mike Morton, a developer who has been working with the Committee has passed away. His project, presented at the last meeting, is on the north and south sides of Boynton Beach Blvd., just west of the turnpike. Being a very intense project, including industrial usage and no preserve land, Growth Management and the Board rejected the proposal as incompatible with the area.
- Debbie Murphy reported that Amazon reps met with Quail Ridge and Delray Dunes to promote their project on the S.W. corner of Woolbright Rd. and S. Military Trail. Amazon is seeking a "special exception" allowing one 65,000 sq. ft. building rather than 100,000 sq. ft. in 7 separate buildings. Amazon has agreed not to use drones to deliver merchandise. COBWRA supports our member communities in opposing the project and agrees it should not be in a residential area. The Village of Golf Council will vote on the exception.
- Barbara Roth reported that the "Main Street at Boynton" project at the NE corner of Jog Rd. and Boynton Beach Blvd. will contain multiple restaurants, a Synovus Bank and has won an award for innovative and aesthetic design by the South Florida Business Journal.

PRESIDENT'S REPORT – BETH RAPPAPORT

- Reported that Jerry Banks, long term volunteer and leader of the Lake Worth Road Coalition, has passed away.
- The Government Affairs Committee is busy planning legislative lobbying efforts during their virtual attendance of the March 2021 PBC Days in Tallahassee.

FEATURED PRESENTATION

West Boynton Beach and Beyond: An Education Briefing with Superintendent Fennoy presented by Donald E. Fennoy II, Ed.D, Superintendent of Schools

- Spoke about projects and facility repairs the One Penny Sales Tax revenue has supported throughout the county.
- The Sunset Palms school construction timeline and goals.
- The former Odyssey Middle School opened in August 2020 as the new home of the South Tech Center.
- The Board of Education is beginning to develop the newest Strategic Plan.

HAPPY DECEMBER BIRTHDAYS!

Bob Coulter	95	Dec 12
Maryann Rana	39	Dec 20
Marie Allen	39	Dec 28
Nancy Taylor-Rochon	39	Dec 30



From the day we arrive on the planet And blinking, step into the sun There's more to see than can ever been seen More to do than can ever be done There's far too much to take in here More to find than can ever be found But the sun rolling high, in the sapphire sky Keeps great and small on the endless round



With great sadness, we say goodbye to our dear friends

Ron Petersdorf

Phyliss DiBenedetto

THANK YOU

I want to thank everyone who sent the beautiful cards and sentiments regarding my husband Ron. Sorry I do not know who most of you are. I never realized how many lives he touched! He tried to make this a better community. He loved people and helping others. Unfortunately, his time was cut short. Thank you again, your messages will remain with me always.

Carol Petersdorf





From reducing the risk of having a heart attack to discovering potential underlying health issues donating blood has many health benefits for the donor as well.

You will have a free wellness checkup.

Each time you donate you'll receive a free wellness checkup which includes blood pressure, pulse, temperature, iron count and cholesterol screening. These wellness checkups have saved the lives of some of those who volunteer to give blood.

You may be less likely to have a heart attack.

Donating regularly may help your blood flow and result in fewer arterial blockages. In fact, some studies have shown that men who donate at least three times a year can drastically reduce their risk of having a heart attack or stroke.

Donating can keep your iron level balanced.

Having too much iron in your blood can contribute to hardening of the arteries. When you donate blood, the amount of iron in your blood is reduced. The iron will be replenished by the food you eat after donating, but regular donations can balance your iron level.

ONE BLOOD ALSO HAD AN APP THAT TRACKS YOUR:

- CHOLESTEROL
- BLOOD PRESSURE
- PULSE
- **TEMPERATURE**
- COVID-19 ANTIBODY --- Yes, oneblood tests whether or not you currently have COVID-19 antibodies in your system! *This does <u>NOT</u> take the place for a COVID-19 test







This article was found in the Sunday addition of the Palm Beach Post Provided by Attorney Ryan Poliakoff, a partner at Backer Aboud Poliakoff & Foelster, LLP. These HOA Articles are published every Sunday and have very valuable information for homeowners if they are interested in learning. We will publish one in the Gazette each month as they apply to current situations in our community. Joanne Slocum-President

HOA ARTICLE FOR GAZETTE DEC. 2020

Your HOA has no obligation to respond to inquiries. It has an obligation to allow you to inspect certain records within 10 business days-But even then, you are not entitled to privileged information, and the association's lawyer has no right to share his or her advice to the board with individual lot owners, unless the board has decided to waive the association's privilege. If you have a LEGAL question, you would need to hire your own lawyer to evaluate it and to advise you of your legal rights.....

Special thanks to everyone who decorated the community for the Holidays!





THANK YOU, STAY SAFE AND HEALTHY

Barbara Puchalski, editor

barbaracountrygreens@gmail.com