

The monthly meeting of the Alliance of Delray was called to order on Zoom at 10 am by Executive Vice President Lori Vinikoor. The attendees were welcomed and wished a happy New Year. Lori announced that a letter was sent from the Alliance to Governor De Santis offering any assistance possible in distributing the COVID-19 vaccine. She also reminded the members that the Alliance is offering a Board Certification course for community board members and aspiring board members on January 14 on Zoom. Joshua Gerstin, Esq. will present the course.

Captain Rob Sandt of the Palm Beach County Sheriff's Office announced that the crime rate is significantly down, 20 – 30% in all areas. Car crashes are down 21%. However, the latest scam pertains to the CoVID-19 vaccine. Medicare will not call you. The Health Department will not call you. Do NOT give out any personal information to any stranger claiming to represent your interests regarding the vaccine.

Fire Chief Anthony Tozzi reported that Fire Rescue is receiving many calls concerning carbon monoxide poisoning. He strongly recommended that everyone buy carbon monoxide detectors. They save lives.

Bob Weinroth, Vice Mayor of the Palm Beach County Commission, explained that the roll-out of the COVID-19 vaccine has been bumpy. The amount of vaccine received, 400,000 units, is insufficient for Palm Beach County. It will take several months to get the population inoculated. You must call or go online to make an appointment, however, PBC experienced a phone 'melt down'. Email for an appointment at chd50feedback@flhealth.gov and give your name, phone number, and date of birth. VP Weinroth assured that you will receive a return message.

Maria Sachs, PBC Commissioner, announced that 15,000 people have already received the vaccine. She assured the viewers that they still need to continue wearing masks, washing hands, and socially distance even after receiving the vaccine. The vaccine is already being distributed in Kings Point in an orderly fashion. She promised that everyone in PBC will have access to the vaccine. Commissioner Sachs urged everyone to register.

Property Appraiser Dorothy Jacks spoke about filing for a Homestead application. The deadline to file is March 1. Application will be mailed or online application will be honored.

Joshua Gerstin, Esq. spoke about frequent pressing issues facing community associations. He cited 10 of the most common of those issues. The following briefly address those concerns.

1. Associations will have to determine rules for Zoom meetings with their members.
2. Zoom meetings for Directors will require rule changes and reestablish quorums.
3. Since State law requires official records to be retained for 7 years, policy must be established to save Zoom recordings.
4. It has to be determined whether or not Associations can mandate 'Only Vaccinated May Be Here' in common areas.
5. Since many are now working from home, and many may continue to work at home after the threat of the pandemic is over, a distinction is needed between 'working at home' and 'home-based business'.
6. Check and validate leasing and sales restrictions. Many are either outdated or don't exist at all.
7. When there is a neighbor versus neighbor dispute that does not involve a violation, the Association should assume no involvement.
8. Collection policies should be examined for processes in increased collections, bankruptcies, and foreclosures. If they are behind the times they should be updated.
9. Selective enforcement may have been somehow shown during the pandemic. Send letter to the community after the virus is gone reinstating the rules in the Documents.
10. Pets should be tracked.

Mr. Gerstin conducted a question and answer period following the presentation. The meeting was adjourned at 11:20. The next meeting of the Alliance of Delray will take place via ZOOM on February 3, 2021. Our new Clerk and Comptroller Joe Abruzzo will be providing an office overview. Further COVID vaccine information will be provided as well.