

Alliance of Delray Residential Associations, Inc.

Serving the Membership ♦ Improving the Community Lifestyle ♦ Working Toward Sustainable Development

Applying Resilience Thinking to Our Natural Resources

Visit Our Website at: www.allianceofdelray.com

December 2021 issue of The Alliance Connection

Bagels & Coffee/Tea are back!

IN PERSON MEETING at the South County Civic Center

Wednesday December 1, 2021

**Ramsay Bulkeley, Esq. Executive Director
Palm Beach County Planning, Zoning, & Building**

Presents some New Members of PZ&B

**Plus a Program on Understanding Workforce Housing
Speakers include New Zoning Director Lisa Amara**

plus

Updates from PBSO, PBCFR, and our Government & Elected Officials

Doors Open 9 AM Meeting Begins 9:30 AM

The Public is Welcome

If You are thinking about running for your Board of Directors or would like a refresher on the newest laws and rules for Condominium and Homeowner Associations, make your reservation now for this FREE course.

Alliance & Gerstin & Associates

Present this VIRTUAL (ZOOM)

HOA/COA Board Certification Course

Instructor: Joshua Gerstin, Esq.

Thursday December 2, 2021 6 PM

For a reservation and ZOOM link

Contact Lori Vinikoor at allianceofdelray@bellsouth.net

or call or text her at 561-715-1530

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, President

Arnold Katz, Executive Vice President

Norma Arnold, Vice President Allen Hamlin, Vice President Ken Markowitz, Vice President

Carol Klausner, Secretary Deborah Borenstein, Treasurer

Directors: Rob Cuskaden Paul Finkelstein Judy Goldberg Evelyn Spielholz Susan Zuckerman

Assistants to the President: Rose DeSanto John Gentithes Rhoda Greifer Joel Vinikoor

Bob Schulbaum, Chairman of the Board

Legal Counsel:: Joshua Gerstin

ALLIANCE OF DELRAY 1 DECEMBER 2021

Back to In Person Meetings

On November 3, 2021 the Alliance of Delray resumed in-person membership meetings at the South County Civic Center. Social distancing was in place, coffee cakes and orange juice were served and there was quite a crowd present (see photo). The “new normal” was welcomed. The Alliance is looking forward to welcoming even more members at the December meeting where bagels and coffee/tea will be served.



Several members of the Palm Beach County Fire Rescue (PBCFR) team were introduced including Fire Chief Reggie Duren. Photo foreground: Alliance President Lori Vinikoor (far right) with Alliance Chairman of the Board Bob Schulbaum and PBCFR leadership.



The handlers of the Palm Beach County Sheriff's Office canine unit were present with their therapy dogs. The members of the audience had the opportunity to get up close and pet the gentle animals. The Property Appraiser's Office and the Supervisor of Elections Office are present at Alliance meetings to answer questions from the public (see photos below). More information on the November 3, 2021 meeting is contained in the Meeting Summary on page 4



Focused Ultrasound Treating Essential Tremors with No Incisions

Delray Medical Center is the first hospital in the region to offer focused ultrasound.

For those living with essential tremor or tremor-dominant Parkinson's disease, and have not responded to medication, Delray Medical Center is the first hospital in the region to offer an innovative treatment option using Neuravive ultrasound technology. Neuravive utilizes focused sound waves guided by MRI to treat deep in the brain with no incisions or permanent implants. The surgery is performed on an outpatient basis with many patients showing immediate improvement in their tremor.

Benefits may include:

- Incisionless Treatment - No implanted hardware
- Immediate results in a single treatment
- Minimal Hospitalization
- FDA Approved - safe and effective with minimal side effects

For more information, please contact our Patient Navigator at **561-637-5608**.



5352 Linton Blvd., Delray Beach
DelrayMedicalCtr.com



Lloyd Zucker, MD, FAANS
Chief of Neurosurgery



Arif Dalvi, MD, MBA
Medical Director of the
Movement Disorders Clinic

ALLIANCE MEETING SUMMARY November 3, 2021 by Carol Klausner, Secretary

Lori Vinikoor, President, opened the meeting at 9:30 am in the South County Civic Center. She welcomed the assemblage and informed them that she is now the President of the Alliance of Delray and past President Bob Schulbaum is the Chairman of the Board. Lori welcomed the communities 'Dakota' and 'Eagle Point' to membership in the Alliance, as well as providing information concerning new development along the Atlantic Avenue corridor including the following: a proposed Public Storage facility at the southeast corner of Atlantic Avenue and the Turnpike; a new Dunkin Donuts (DD) at the corner of Atlantic Avenue and Legends Way (old DD will be razed and replaced by a smaller restaurant with one lane of drive-through); and proposed storage, fueling station, and car wash on the site of the The Big Apple Shopping Bazaar located on Atlantic Avenue between Military Trail and Sims Road. Note: Movies of Delray in the Oriole Plaza has reopened.

Captain Rob Sandt of the PBC Sheriff's Department reported that there has been a 5% increase in traffic in our area. He urged everyone to take special care to lock car doors at all times and to hide all valuables out of sight. He then introduced the handlers of the canine unit with their dogs. The dogs provide many benefits to victims of domestic violence and other crimes. They provide a welcome distraction to occasional chaotic situations arising in the home. It has been shown that when children have an opportunity to read to the attentive, non-judgmental dogs in a program called Read Along, their reading levels have increased. The therapy dogs are also trained to sit in a witness box at trial to calm the testifier.

PBC School Board member Karen Brill informed the group that Mike Burke was made the permanent Superintendent of PBC schools. Because of lower numbers in the transmission of Covid 19 a policy of optional masking will be implemented in the schools. Ms. Brill described some of the school board meetings lately, at which the public scream and threaten school board members.

Several members of the Palm Beach County Fire Rescue (PBCFR) team were introduced including Fire Chief Reggie Duren. PBCFR's Community Education Director discussed the change from battery operated household fire alarms to alarms that do not require changing the batteries. The audience was cautioned on cooking which is responsible for the majority of home fires. Pots left burning on the stove or using the oven for storage of combustible household items are two contributing factors. PBCFR suggests to not use the oven for storage (which could possibly be turned on accidentally), and when cooking, when leaving the kitchen, keep a spoon in hand to as a reminder that something is on the stove cooking.

Doug McGlynn, Department Chief of Operations, stated that all PBCFR trucks are fully staffed. The department has implemented Fire Cadet programs for teenagers. Battalion 4 is one of the busiest in the entire nation.

Division Chief of Operations Jose Gonzalez discussed the Urban Search and Rescue department which conducts searches for hazardous materials and the rescue situations which arise.

Medical services Chief Charles Coyle reported that South County Civic Center alone provided hundreds of thousands of Covid tests and vaccines to the public. They also provided the vaccine to homebound residents, as well as conducting contact tracings. He then introduced Fire Rescue Lieutenant Jose Santos who recounted his almost-fatal experience with Covid 19, and his amazing recovery.

Anyone who is considering running for the Board of their Condo or Homeowner Association or anyone who would like to understand condo & HOA law better can register for the Alliance's Virtual (ZOOM) Condo & HOA Board Certification Course. Participants can register by contacting President Lori Vinikoor via e mail at allianceofdelray@bellsouth.net or by phone or messaging at (561)715-1530. This is provided by Joshua Gerstin, Esq. of Gerstin & Associates law firm. Date: Thursday December 2, 2021 from 6 PM to 8 PM.

Bagels & coffee will be back at the next Alliance meeting which will take place on December 3, 2021 at the South County Civic Center where Palm Beach County Planning, Zoning, & Building (PZ&B) Executive Director Ramsay Bulkeley, Esq. will be leading the program with updates in PZ&B. Bring your questions for a Q&A with PZ&B.

Lori adjourned the meeting at 10:35 am.

Lyons Road Update

- Paving from the L-38 canal to south of 152nd place and a traffic switch should occur in the next few weeks.
- The bridge on L-38 is scheduled to be completed by 3rd Quarter of 2022.
- There is a hold on the Atlantic Signalization and the contractor cannot go north of Atlantic until Palm Beach County allows as there are some permit issues.
- The overall project is contracted to be completed by 10-21-2022, at which time the work south of Atlantic should be complete.
- The intersection at Lyons and Atlantic and the work to the north of it could be delayed between 90-180 days because of the permit issues.



Heroes Way Leads to Delray Medical Center

Heroes Way has been unveiled. There is a new street name in Delray Beach honoring the heroes of the COVID-19 Pandemic and those that serve the residents of Palm Beach County every day including first responders and Hospital staff. Several employees from the Delray Medical Center (DMC) our neighborhood hospital, suggested the name. The Palm Beach County Traffic Department installed the new street signs along Linton Blvd just west of Military Trail (see photo). The City of Delray Beach and the Florida Government guided DMC through the process from idea to implementation



Separate the myths from the facts.

Farmers care.
About the land.
About the water.
About feeding you.



Come see for yourself.
Take a free tour by emailing:
league@sugarcaneleague.org



How can we help?
Let's build a plan that works for you.



Increased Property Value
Your community's landscape drives the value of your homes and the reputation of your community. Partnering with the team that has the experience, expertise and resources to deliver to your expectations is key.

Local Presence
King's Point • Lexington Club
Azura HOA • Grande Orchid Estates

Michael Lashbrook

954 908 0645 • Michael.Lashbrook@brightview.com

www.brightview.com



Community
Association
Program

The 1st Choice in Security for Community Associations *Specializing in Bulk Agreements*

**24/7 Monitoring & Service with
Over 146 Years of Experience in Security**

**World Class, Concierge-style Customer Care
from our Dedicated Team**

954-290-7576 • 800-878-7806

www.adt.com/community-associations



State License EF 0001121



ASSOCIATION BANKING

Association Loans:*

- No Personal Guarantees
- No Liens Placed on Units
- Low Closing Costs
- Competitive Rates
- Lines of Credit to Fund
Wind Storm Deductibles
- Loans for Repairs and Improvements
- Insurance Premium Financing

Lockbox Services:

- Automatic Exception Processing
- Interest on Association NOW and
Money Market Accounts
- Complete Online Interface
- Online Payments Accepted

FIVE STAR BAUER RATING®

*All loans are subject to credit approval and property
eligibility restrictions.

Certain transaction fees, limitations and requirements
may apply. Refer to product terms and conditions or see
Bank for details.



Jennifer Olson, LCAM
VP ASSOCIATION SERVICES RELATIONSHIP MANAGER
561-209-7166 | jolson@my100bank.com
500 Australian Avenue | West Palm Beach, FL 33401

MY100BANK.COM
A Home BancShares Company



GERSTIN & ASSOCIATES
ATTORNEYS & COUNSELORS AT LAW

**Tired of not being able to get things done?
Does your Board of Directors want to be more effective?**

Contact us today for a free one hour governing document review.

Mention this ad when calling.

Telephone: (561)750-3456

Gerstin & Associates
Full Service Community Association Law Firm

King Tides, Hunter's Moon and Sunny Day Flooding

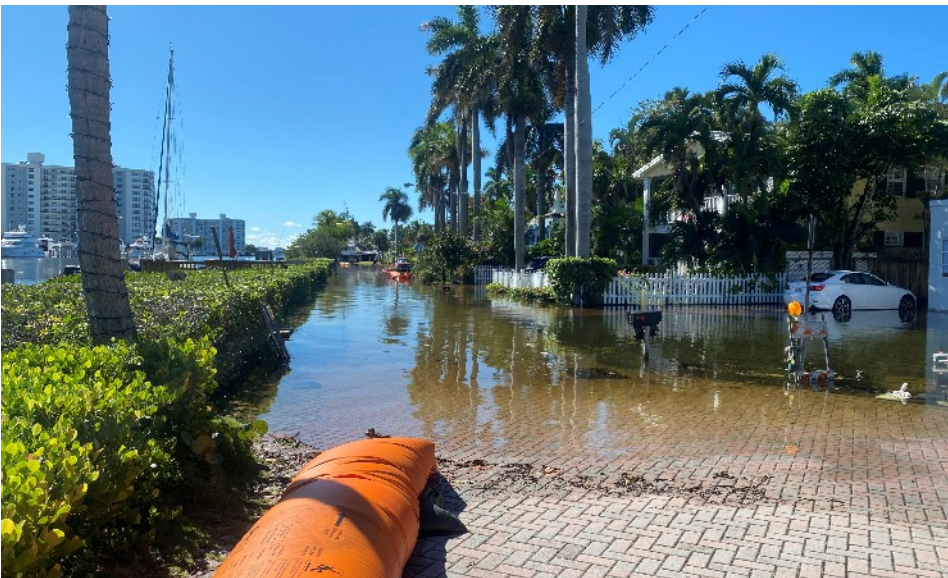
The weekend of November 6, 2021 brought "sunny day flooding" to Delray Beach. Homes located on Marina Way adjacent to the intracoastal waterway in Delray Beach were under water in November (see photo). This brings to light the need for understanding the reason why there is occasional severe flooding in Palm Beach County's coastal areas.

What is a King Tide? A "king tide" is a non-scientific term used to explain exceptionally high tides. King tides occur when the orbits and alignment of the Earth, moon, and sun combine to produce the greatest tidal effects of the year. In Florida, king tides are generally experienced in the fall, when seasonal factors like currents and temperature bring sea levels to their highest for the year. The exact timing of the highest tide is influenced by local factors such as water temperatures, rainfall, storms, and variations in ocean currents.

This year, Delray Beach has also experienced a Hunter's Moon.

What is a Hunter's Moon? Also known as the Blood Moon, the Hunter's Moon refers to the first full moon after the Harvest Moon. This full Moon came to be called the full Hunter's Moon because it signaled the time to go hunting in preparation for the cold winter ahead.

What is Sunny Day Flooding? Tidal flooding, also known as sunny day flooding or nuisance flooding, is the



temporary inundation of low-lying areas, especially streets, during exceptionally high tide events referred to as King Tides.

Palm Beach County's coastal areas are at a critical stage in the climate change being experienced throughout the world.

Climate change is an issue that impacts human and natural environments. Palm Beach County's Office of Resilience works to mitigate climate change impacts, develop sustainably, and thereby reduce resident, business, and natural resource vulnerability.

Redistricting for Board of County Commissioners

Florida Statutes dictate that, from time to time, the County Commissioners must fix the boundaries of the districts. District boundaries must be drawn to meet certain criteria including achieving population equity (10% or less variance among districts population) among Commission Districts, following major natural and man-made boundaries, and maintaining integrity of Communities of interest, including municipal boundaries.

At the November Board meeting of the Palm Beach County Board of County Commissioners a base map was established that will be the template for redrawing the seven county commission districts. It is a federal requirement that districts be redrawn every ten years following the Census. County staff is working with a redistricting consultant to develop potential County Commission district maps, and public hearings are being held in November and December of this year. Proposed maps will adhere to redistricting criteria that was adopted by the Board of County Commissioners in June of this year.

Between the 2010 Census and 2020 Census, Palm Beach County grew by 172,057 people, increasing from 1,320,134 in 2010 to 1,492,191 in 2020 (a 13.03% increase).

Looking at demographics, just over half the county's population is white, 1 out of 6 is black and nearly a quarter of the county's population is Hispanic. The growth in the Hispanic population was strong and the county has chosen to draw a majority Hispanic district (District 3), making it the second minority district, along with the majority African-American (District 7).

Alliance of Delray Residential Associations, Inc

Preserving the Community Lifestyle

10290 W Atlantic Ave. #480504

Delray Beach, Florida 33448



Important Information Contained in this Newsletter

TO:

Alliance of Delray Residential Associations, Inc.

Bagels & Coffee/Tea are back!

IN PERSON MEETING at the South County Civic Center

Wednesday December 1, 2021

Ramsay Bulkeley, Esq. Executive Director

Palm Beach County Planning, Zoning, & Building

Presents some New Members of PZ&B

Plus a Program on Understanding Workforce Housing

Speakers include New Zoning Director Lisa Amara

plus

Updates from PBSO, PBCFR, and our Government & Elected Officials

Doors Open 9 AM Meeting Begins 9:30 AM

The Public is Welcome