

## ALLIANCE MEETING SUMMARY January 5, 2022

President Lori Vinikoor opened the Zoom meeting at 10 AM, wishing all attendees a happy New Year and providing development updates which included: ♦the application for Delray Self Storage/Fueling/Carwash at the site of the Big Apple Bazaar has been postponed ♦there will be more Agricultural Reserve public meetings discussing possible changes to the Master Plan which the Alliance is following, informing the Membership, and requesting input from the communities so read the newsletters and e mails for information ♦the Alliance is working with Florida Department of Transportation to correct the current illegal traffic turning issues at the new development located at Atlantic Avenue and Hagen Ranch Road ♦The FL.Tpk is causing issues for adjacent communities and the Alliance is working to mitigate those as well. She then introduced Lt. Morales of the PBC Sheriff's Office. He informed the group that the lobby of the Civic Center was temporarily closed. There are extremely long lines waiting to receive a test for Covid at the Center. Area-wide, there has been an increase in auto robbery. He reminded everyone to lock their car doors. The Toys for Tots drive has been successful.

Tony Keeler of the PBC Fire Rescue Squad reported that there has been an uptick in house fires caused by defective golf cart chargers. The unit is planning on increasing the number of fire stations.

State Senator Lori Berman stated that there is a rise in the number of break-through Covid cases in our area and beyond. Also, when the new legislative session resumes shortly, redistricting will begin. The Senate will form a legislative response to the tragedy at Surfside.

Representative Kelly Skidmore will spend several months in Tallahassee during the redistricting process. She will work to help achieve fair representation.

PBC Mayor Bob Weinroth is trying to obtain additional testing facilities. Some people are waiting many hours waiting to be tested for COVID. The Omicron variant, although producing mild symptoms, is rampant. PBC has spent about \$1/2 million for purchase and distribution of home testing kits.

Commissioner Maria Sachs was appointed to the Transportation Committee to discuss the traffic in our area. She will also meet with the Department of Transportation representing veterans. A meeting is also scheduled for her to address the problem of human trafficking.

Karen Brill, PBC School Board Vice Chairman, reported a high degree of absenteeism in the schools, both with staff and students. Masks are being required. There is a shortage of bus drivers.

Joshua Gerstin, Esq. discussed the leadership of condo and homeowner associations and the pressing issues facing them. Some of those issues include:

1. Aging structures
2. Covid delayed projects
3. Building requirements being updated
4. Video Conferencing with acceptable quorums
5. Sales and leasing restrictions must be in the documents to be enforced.
6. Pet owners must abide by established rules

He spoke of collections, emphasizing that associations that do not follow the law will not be able to recoup attorney fees. Facilities may not establish their own approach to COVID. He recommended that the CDC guidelines be followed. (For condos only): Charging stations may be built to accommodate electric vehicles. (For HOAs only): Leasing and sales restrictions that are not in the Documents are not necessarily enforceable. The ability and instituting of reserves in HOAs MUST be in the Documents. Otherwise they may be called 'surplus' funds.

Mr. Gerstin's presentation is available on YouTube at <https://youtu.be/V3A1HPbh3F4> and the handout for the presentation and additional materials are available on his website [www.gerstin.com](http://www.gerstin.com) The meeting was adjourned at 11:05 am. The next meeting will be held on February 2, 2022 and will feature Property Appraiser Dorothy Jacks discussing land values and available exemptions.

Respectfully submitted,  
Carol Klausner, Secretary