

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

March 2022 issue of The Alliance Connection

IN PERSON MEETING at the South County Civic Center

Wednesday March 2, 2022

Eric Call, Director, Parks & Recreation

Extent of Amenities in the Park System &

Morikami Master Plan Update including the “Ryokan”

Also, Updates from PBSO, PBCFR, and

Government & Elected Officials

Doors Open 9 AM Meeting Begins 9:30 AM

Bagels and Coffee/Tea Served

Come and Enjoy!

The Public is Welcome



MORIKAMI

MUSEUM AND JAPANESE GARDENS

Note to All Presidents, Delegates, and Alternates:
There will be V.I.P. passes available for you to visit the Morikami Museum & Gardens immediately following the March 2, 2022 Meeting. You can bring one guest.

We Love Our Communities!

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

The Alliance Gets to the Bottom of the Matter!

Recently, property owners along Atlantic Avenue have received advertisements from law firms offering representation for their properties, properties that might be included in a land acquisition. The Alliance of Delray requested information from the Department of Transportation (DOT) and this is the response. Right now, the project is in the design stage and we can expect another public meeting regarding the design of the project within 4-6 months.

From: Thuc Le, PE of the DOT, Project Manager for the Atlantic Avenue Expansion

Good afternoon Dr. Vinikoor,

Please see below the response from our Right of Way Office on this recent letter received.

It is common practice for Eminent Domain Attorneys to conduct mass marketing campaigns prior to projects conducted by the Florida Department of Transportation (FDOT). They will send form letters stating that there are or may be impacts to their real estate on an upcoming project. This can be beneficial for property owners who wish to be represented by legal counsel should their property actually be affected by the project. Other's may choose to deal directly with the FDOT's professional real estate team to understand their full impacts before retaining counsel. Either scenario is acceptable and leaves the choice up to the owner.

Unfortunately, these letters can unintentionally be misleading in making people believe their property will be taken by the FDOT. While it is not the intention of these letters to mislead, any letter stating a property is within projects limits causes real and logical concern for owners. Until such a time the final real estate acquisition needs are determined, owners may question if their property will be one of them. If I had to guess, attorneys send these letters to all owners adjacent to existing right-of-way in the event a final design impacts their property. This allows the owner easy access to legal counsel to be fully informed of their rights.

In my opinion, the best option is for any owner concerned with an upcoming project would be to ask the source directly, the FDOT. Any owner can reach out to the FDOT's Design Team to find out what the proposed acquisition areas are, if any. Since they are the ones making the design, they always have the most up to date information. Owners will often find there are no acquisitions from their property or they may be minor. In the event there are proposed substantial impacts, the Design Team will make them aware.

The Right of Way Office will reach out to each owner effected when the acquisitions needs are determined. From there, owners can decide to work with the Right of Way professionals, an attorney, or both.

Thanks.



Alliance of Delray

Supporting our Parks & Recreation

The Alliance's donation to the Morikami Museum & Japanese Gardens will help to sustain its mission of presenting Japanese cultural experiences that educate and inspire our community.

Photo: Front & Center receiving the donation is Bonnie Lemay, Administrator of the Morikami. Back from left Alliance Board Members: Arnie Katz, Executive VP, Lori Vinikoor, Pres., Donna Lerner, Graphic Artist, Norma Arnold, VP.

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.

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Lloyd Zucker, MD, FAANS
Chair of Surgery and Medical
Director of Neurosurgery



Arif Dalvi, MD, MBA
Physician Chief of Movement
Disorders Program

ALLIANCE OF DELRAY RESIDENTIAL ASSOCIATIONS 2/2/22 MEETING SUMMARY

Lori Vinikoor, President of the Alliance of Delray, opened the meeting at 9:30 am. Following the Pledge of Allegiance, a 4 minute video was viewed regarding the proposed “Land Swap” explaining how this is not an “even swap” since the Agricultural Reserve has a different climate than that in Loxahatchee and is considerably warmer (there is at least a 5 degree difference) than the land in northern Palm Beach County, therefore, more different types of tropical fruits and vegetables that are sensitive to the cold can be grown in the Agricultural Reserve. Also, the Big Apple Bazaar application has again been postponed. The Alliance brought the developer and neighboring community together and the developer agreed to substitute the proposed fueling station with a restaurant. There should be more improvements to the site plan over the next month and the Membership will be continually informed of them.

Captain Sandt of the PBSO provided an update on the busy holiday season. He reiterated the need to lock vehicles and remove the key fobs. Recently, a vehicle was stolen out of a community but was recovered in Broward County along with all of the personal items of the victim. An ATM system was broken into in Delray Beach and the robber was captured. Construction sites in the area are a subject of potential crime so if you “see something, say something” and contact the PBSO. Captain Sandt related that the recent accident on 441 resulted in the vehicle rolling over several times and if the speed limit is respected, an accident like this should not happen. Speed trailers have been deployed so that PBSO can obtain data regarding the times of day when speeding is greatest and act accordingly.

PBC Fire Rescue Captain Tony Keeler announced that there is additional personnel on the trucks that are now fully staffed. He warned that space heaters can be dangerous if not properly handled. Special attention is needed when in use. Never get too close to them!

The Office of Elections advised that some municipal elections and an election for House Representative for District 88 is coming up shortly.

Dorothy Jacks, Property Appraiser for Palm Beach County, addressed the group. She explained that her job is not to set the rates, but rather to value the property. It is the increases in the market that impacts upon the property values. Additionally, there are several exemptions for property owners – domiciled residents, first responders, senior citizens, disabled residents, veterans, and more. These exemptions are automatically renewed every year. Homestead exemptions cap the value increase of homes at 3%. Real estate marketing is quite active. In 2021 there were about 85,000 transactions, which reflect a 10 – 15% increase. The increase in 2022 was a 20% increase. Portability allows homeowners the benefit to move within Florida to new property and not lose any monetary benefits.

Submitted by
Carol Klausner, Secretary



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The next meeting of the Alliance of Delray will be held on March 2, 2022 at 9:30 am. Doors open 9 AM. Eric Call, Director of Parks & Recreation will be presenting an overview of PBC Parks & Recreation and an update of the Morikami Museum & Gardens Master Plan including the Ryokan (Japanese Inn). Delegates/Alternates & Presidents attending the meeting will receive a VIP pass to visit the Morikami Immediately following the meeting. Also, elections and/or announcement of new Directors will take place at the March meeting.

441 Speeding Problem: PBSO is Working on Keeping Us Safer



There was a recent tragic accident on northbound State Road 7/441 that included multiple deaths. The cause was apparently linked to excessive speeding. Our Palm Beach County Sheriff's Office, in particular, District 4 under the command of Captain Rob Sandt, is working on this issue. The illuminated signs in the northbound medians are informing motorists of the speed limit, encouraging them to slow down, and collecting data on traffic traveling in the area so that a plan can be formulated for enforcing the law.

Further, the Alliance is working with its member communities to have the Florida Department of Transportation consider reducing the speed limit in the area. Currently the speed limit is 55 MPH. Recent years have brought more residential developments to 441 and the safety of the residents is of utmost importance. More information will be available following the evaluation of the traffic data.

Separate the myths from the facts.

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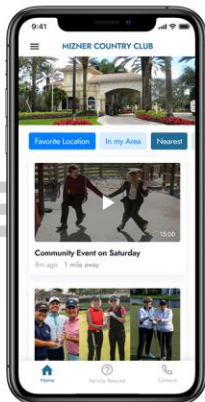
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Alliance: Stewards of the Environment What You Should do about Battery Disposal

Many types of batteries contain toxic metals such as lead or cadmium and may also contain strong acids or bases. Lithium batteries pack more energy into less space and even a "dead" battery has a lot of energy left in it. Lithium is highly reactive and that energy can cause fires when they are broken open, damaged, or shorted. The most common single-use batteries can be placed in the trash. Examples are: Alkaline and Zinc-Carbon (see photo right).

Rechargeable batteries and any type of lithium battery (see photo below) should not be placed in the trash or recycling bins. They should be brought to a Solid Waste Authority Home Chemical and Recycling Center. Lithium batteries have been responsible for fires in transportation, garbage and recycling facilities nationwide when they become damaged by sorting and processing machinery.



Auto batteries (see below), also known as wet-cell lead-acid batteries, should not be placed in the trash or recycling bins.



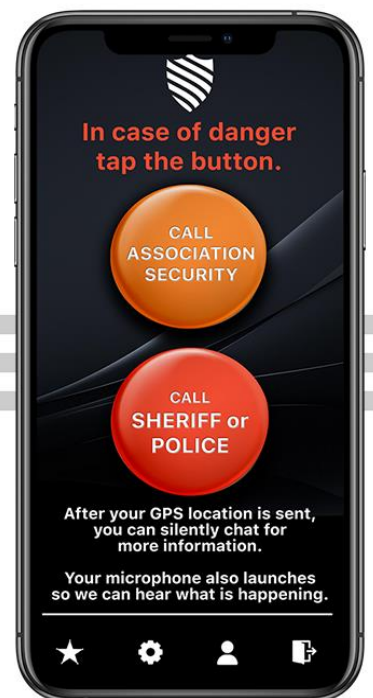
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Interesting New Technology May Assist Communities with a Multitude of Issues

Shield Group Technologies located in Palm Beach Gardens has designed a software program called "Community Connect" to provide control over real-time flow of resident requests, information, and communications in an association. A simple to use App provides instant requests/complaints with exact information and GPS location to the property manager, maintenance, security, or other designated individual. See smart phone photo.

"Silent Protect Residential" is another powerful security technology which has been designed to provide 24/7 security with information to come to the aid of the individual quickly and effectively.

More information on this new technology can be obtained by visiting the Shield Group Technology website at www.shieldgrouptech.com.



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:

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