

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

September 2023 issue of The Alliance Connection

Next Meeting

Wednesday September 6, 2023

Doors open 9 AM. Meeting begins 9:30 AM

Insurance Issues:

**Seeking Relief from the High Costs to COA's, HOA's
and Property Owners**

Panelists include:

**Sen. Tina Polsky, Rep. Joe Casello, Rep. David Silvers, Rep. Kelly Skidmore
and Mayor Gregg Weiss.**

Plus updates from PBSO, PBCFR, and other Government Officials

Meeting will take place at the
South County Civic Center 16700 Jog Road Delray Beach

Bagels and Coffee/Tea Served

This meeting will cover information vital to your community. Following the increases in insurance costs to associations with some premiums doubling, the fees to residents have skyrocketed and it is causing great financial difficulties so much so that many folks, especially senior citizens, are under pressure to sell homes they have been living in for more than 30 years!

Hearing from members of our Legislative Delegation and having them hear from their constituents (Alliance Delegates will be able to ask questions) we may see some movement toward a decrease in insurance costs following the next legislative session. Some financial stress can be removed by other legislative changes as well. Bring your ideas and experiences to this meeting.

The Alliance is among the first to hear of many issues that ultimately greatly impact our Palm Beach County and we dutifully engage the stakeholders with the appropriate officials and governmental entities.

September is Slip & Fall Awareness & Prevention Month.

Be sure to visit Palm Beach County Fire Rescue's table at the meeting. Our first responders will be there to provide information on slip & fall prevention programs that will be occurring throughout the month;

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, President

Arnold Katz, Executive Vice President Norma Arnold, Vice President John Gentiithes, Vice President Allen Hamlin, Vice President

Carol Klausner, Secretary Deborah Borenstein, Treasurer

Directors: Rob Cuskaden York Freund Judy Goldberg Susan Zuckerman

Assistants to the President: Rose DeSanto Joel Vinikoor

Bob Schulbaum, Chairman of the Board

Legal Counsel: Joshua Gerstin

Live meetings will resume on **Wednesday, September 6th at the South County Civic Center, 16700 Jog Rd. Across from Morikami. Our agenda will be an Insurance Panel consisting of Sen. Tina Polsky, Rep. Joe Casello, Rep. David Silvers, Rep. Kelly Skidmore, and Mayor Gregg Weiss who will discuss how the swift raises in HOA and COA Insurance are affecting us and our communities. Audience questions will be accepted.**

- President, Dr. Lori Vinikoor reminded us that there was a Florida Department of Transportation. (FDOT) meeting this week. A synopsis was sent out on e mail with links to Atlantic Avenue information.
- Captain Rob Sandt of the Palm Beach County Sheriff's Office (PBCSO) reported that burglaries are on the rise. Gangs are coming up from Broward County as well as Delray. Theft is occurring in upscale gated communities, not just non-gated This is happening in every community in Delray Beach, not just upscale gated developments. Please LOCK YOUR CARS and do not leave anything visible on the seats. Also, keep your car fob in the house but away from the doors and windows. DO NOT LEAVE GUNS in your cars. Route 441 has been the scene of drag racing. The police have been cracking down on this very dangerous sport (not just the drivers but also the people watching). School is starting soon and you will see empty school buses learning their route. Please slow down.
- Captain Bill Stansbury of Palm Beach County Fire Rescue (PBCFR). Warned that the hot weather is causing many issues for all of us. Stay Hydrated. Try not to stay out in the heat for long, especially from noon to 3 p.m. The Fire Rescue Dept is enlarging Battalion 14 with more year-round staff. New stations are being established near Lyons and Atlantic to help with all the new residents.
- Senator Lori Berman spoke about the return of the Legislature in October. She spoke of Hurricane Season which ramps up in late August, early September.
- Vice Mayor Maria Sachs spoke about our safety issues and the fact that it is a lot safer due to a higher number of Law Enforcement present at group destinations.
- Karen Brill, Vice Chair of the School Board. She told the audience that PBC has hired over 1000 new teachers from all areas and walks of life!

The main topic for the meeting was property taxes. Property Appraiser Dorothy Jacks described how to read the property tax notice that will be coming out shortly. Homesteading tax reductions are up significantly for next year, lowering your tax bill. A representative from her department will be at the next Alliance meeting to help you or answer any questions. Or for general questions call 561-355-3230 or email to PAO@pbcgov.org. The office is in Delray Beach, at the corner of Atlantic and Cumberland next to the PBSO District 4 office.

PBC Tax Collector Anne Gannon told us that she accepted an award, Tax Collector of The Year. Her office receives over 19,000 calls in a week. In the PBC Appraisers budget, 52% goes to the Sheriff's Budget. This helps due to the huge increase in our population! Money is also given to Tourist and The Arts Commission Development. For further information and questions, call 561-355-2264 or email pbctax.com.

**Welcome New Alliance Member
AVALON TRAILS**



Innovation in Lung Cancer Diagnosis and Treatment



Scan the
QR code
above or call
844.968.4422
to schedule
your screening.

ROBOTIC BRONCHOSCOPY PROGRAM

If lung cancer is found at an earlier stage, it is more likely to be treated successfully. Delray Medical Center is proud to announce the launch of its Ion Robotic Bronchoscopy Program, bringing some of the latest technology to the forefront of lung cancer care. The innovative Ion robotic platform allows for improved access to hard-to-reach areas of the lung, enabling physicians to navigate the intricate anatomy of the lungs with precision, facilitating earlier detection and minimally invasive treatments.



CANCER CENTER
OF PALM BEACH

DELRAY MEDICAL CENTER

5352 Linton Blvd, Delray Beach

GET SCREENED If you are a current or former smoker, aged 55 or older, it may be time to get your lungs screened for cancer.

Development Projects

Application for School Lyons Road

The Alliance of Delray met with the applicant's representative, Bradley Miller from Urban Design Studio, regarding application SV/CA-2022-01490 Islamic Center School (Control 2022-00007) to be located on the East side of Lyons Road just south of Atlantic Avenue in the Agricultural Reserve. The site plan has two exiting lanes onto Lyons Road. The site plan appears well designed but the Alliance was concerned about the impact that the school would have on Lyons traffic and traffic flow.

Based on the review, the applicant requested and received a postponement to the August 24, 2023 BCC meeting. Urban Design Studio has now modified the proposal to address this issue. The proposal being sent to the Board now has the following condition of approval:



“No Certificate of Completion/Occupancy for the private school or day care may be issued before the completion of the Lyons Road construction. (Project # 2013527B) from W. Atlantic Avenue to LWDD L-38 Canal or two (2) years from the approval of this application, whichever is less. (DATE: MONITORING – Engineering)”

**COMMISSION
NEGOTIABLE**

**FREE HOME
VALUATION**

FREE Professional Photography
FREE Professional Home Cleaning

PAUL SAPERSTEIN

561-220-5296

DON'T MAKE A **MOVE**
WITHOUT ME!

exp
REALTY

The Alliance agrees that this is a reasonable request and will support the project with the added condition of approval. As indicated in the Alliance's letter dated July 13, 2023, there is an urgent need to expedite the completion of the expansion of Lyons Road to make it safer for the nurserymen/farmers, workers, local residents, and the students attending the newly constructed school.

Note: The location of the proposed school is south of Atlantic Avenue on Lyons Road at the South side of 152nd Place S, approximately 1,300 feet East of Lyons Road. The photo above of a farm tractor sharing the road with an automobile demonstrates the vital need to expedite the expansion of the roadway infrastructure in the Agricultural Reserve. The Alliance constantly works to improve the safety and security of its member communities and the residents of Palm Beach County.

FDOT Public Hearing on Atlantic Avenue Expansion

On July 28, 2023, the Florida Department of Transportation (FDOT) held a public hearing concerning the expansion of Atlantic Avenue from the Turnpike to El Clair Ranch Road. The Alliance was there along with many concerned leaders from the west Delray corridor. This meeting was held at the Hagen Ranch Road Library. Based on the proposed conceptual design plans, there are 44 impacted parcels which include 21 residential parcels, 18 business parcels, and 5 unimproved parcels. Of course, every resident living in every community association in west Delray is impacted so the Alliance continues to keep our member communities informed. Here is the contact information for the Deputy Right of Way Manager. Dan Marwood FDOT District Four Right of Way Office Phone: (954)777-4238 e mail: Dan.Marwood@dot.state.fl.us

More project information, including concept plans the corridor can be viewed on the FDOT website at this address:

<https://www.fdot.gov/projects/atlanticavepde>. The website contains valuable links to use for understanding this project. The entire design and preliminary process is complicated and construction is expected to begin in 2028. There will be a considerable amount of reconstruction at the intersection of Jog and Atlantic (see photo) so parcels extending north and south on Jog Road will be impacted as well.



for

Large Logistics Center Application Initiated by the BCC: 95,000 Square Feet Proposed in the Center of Residential Area of Ag Reserve



The Alliance is supporting its member communities in the Agricultural Reserve that are opposed to this project and is requesting the Board of County Commissioners (BCC) to deny the application due to incompatibility.

The proposed development would be located adjacent to La Reina Road which serves as the entrance to Tierra Del Rey, an agricultural residential enclave. Photo: resident of Tierra Del Rey exercising her horse on La Reina Road. The Applicant is proposing to share the entrance and La Reina Road with the residents. At present, La Reina Road is a one

lane road. Residents, and their horses and golf carts would need to share the road with the motor vehicle traffic from the proposed development. If approved, this is clearly incompatible planning.

After much work by County Staff and input from the stakeholders and residents of the State Rd. 7/441 residential corridor south of Atlantic Avenue the "line in the sand" for the CMR (Commerce) designation was determined to be set at Rio Grande Avenue and there was to be no commerce/industrial uses south of Rio Grande Avenue. The Applicant proposes to extend the line south to La Reina Road which is ground zero for the residential community of Tierra Del Rey and well into the residential corridor. The 95,000 square foot warehouse would contain cold storage with refrigeration equipment. The Alliance is urging the BCC to deny this application and provides the Blue Bell Creamery on Atlantic Avenue as an example of the noise nuisance that refrigeration equipment causes citing complaints from residents living adjacent to the cold storage facility.

BOCA DELRAY • DELAIRE COUNTRY CLUB • FLORAL LAKES • GRANDE ORCHID ESTATES • HIGH POINT OF DELRAY WEST • HUNTERS RUN • HUNTINGTON POINTE 1 CONDOMINIUM • INTERNATIONAL CLUB AT VILLAGES OF ORIOLE • LAS VERDES • PELICAN HARBOR • PINES OF DELRAY WEST • PINE RIDGE AT DELRAY BEACH • TROPIC BAY CONDOMINIUM • VIZCAYA LAKES • WHISPER WALK

Hotwire **fision**
COMMUNICATIONS

Join the growing list of communities choosing the home of the future today.

Empowering your community with:

- 100% Fiber-to-the-Unit
- Dedicated Bandwidth to Every Home
- Symmetrical Speeds
- White Glove Service and MORE!



- Live TV, On-Demand, DVR, and Streaming Apps
- 10-Gigabit+ Internet Capability
- Reliable Digital Voice Service
- Smart Home Security and Automation

CONTACT US TODAY TO DISCOVER HOW HOTWIRE CAN FUTURE PROOF YOUR COMMUNITY:

Carl Lender: clender@hotwiremail.com | 305.970.2598

Service subject to availability. Speak to a representative for complete details. Hotwire Communications and Fision are registered trademarks of Hotwire Communications, Ltd. All rights reserved. ©2022



Community Association Program

The 1st Choice in Security for Community Associations!

Specializing in Bulk Agreements

24/7 Monitoring & Service with Over 147 Years of Experience in Security

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

800.878.7806

www.adt.com/community-associations



State License EF 0001121



ASSOCIATION BANKING

SPEND LESS TIME WORRYING...

Association Loan:

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

Lockbox Services:

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

& MORE TIME ENJOYING

Call our team **TODAY!**



Jennifer Olson, CAM
CAI Educated Business Partner
jolson@my100bank.com
O: (561) 209-7166
C: (561) 236-3378



Trisha Fohr
tfuhr@my100bank.com
O: (561) 354-4283
C: (407) 694-6226

All loans subject to credit and property approval. Certain transaction fees, limitations and restrictions may apply. Please refer to product terms and conditions or see Bank for details.

MY100BANK.COM | A Home BancShares Company **Member FDIC**



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

Separate the myths from the facts.

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



FSCL

FARMERS GROW OUR FOOD

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

Alliance Mature Drivers Course for Insurance Credit

Would your Association like the Alliance to bring our Mature Drivers Course approved by the State of Florida Division of Motor Vehicles for insurance credit to your community? Contact President Lori Vinikoor: 561-715-1530 or vinikoor@bellsouth.net.

Florida Statute 627.0652 dictates that any rates, rating schedules, or rating manuals for certain coverages of a motor vehicle insurance policy filed with the State provide for a reduction in premium charges for such coverages (for as long as three years) when the principal operator on the covered vehicle is an insured 55 years of age or older who has successfully completed a motor vehicle accident prevention course approved by the Department of Highway Safety and Motor Vehicles, such as the course the Alliance is offering.

\$15 per attendee. A Certificate of Completion will be provided on the day of the course.

Lock Your Car! Take Your Fob!

Even in gated communities, thieves are gaining access to unlocked vehicles. If found unlocked, not only can your vehicle be stolen, but identity theft and home burglaries can occur once the thief is inside your vehicle where personal information can be obtained.

Your vehicle may alert the thief that it is unlocked by the position of the side mirrors or the courtesy chime if the fob is present inside the vehicle.

Leaving items in the car such as purse, wallet, laptop computer, or loose change invite theft. Lock your car and take your valuables and key/fob.

See something...say something. Suspicious activity should be reported by calling 911.



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.

Next Meeting

Wednesday September 6, 2023

Doors open 9 AM. Meeting begins 9:30 AM

Insurance Issues:

Seeking Relief from the High Costs to COA's, HOA's and Property Owners

Panelists include:

Sen. Polsky, Rep. Casello, Rep. Silvers, Rep. Skidmore and Mayor Gregg Weiss.

Plus updates from PBSO, PBCFR, and other Government Officials



Meetings take place at the South County Civic Center 16700 Jog Road Delray Beach