

# *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](http://www.allianceofdelray.com).

February 2024 issue of **The Alliance Connection**

Next Meeting

**Wednesday February 7, 2024**

**Doors Open 9 AM Meeting Begins 9:30 AM**

**Sheriff Ric Bradshaw**

**Palm Beach County Update**

**Plus**

***Exhibits from the Bomb Squad, S.W.A.T. Team,  
Motorcycle & Mounted Units, and Therapy Dogs***

**Plus**

**Reports from PBSO, PBCFR, and Local Elected and Government Officials**

**Meetings take place at the South County Civic Center**

**16700 Jog Road Delray Beach**

**The Public is Welcome**

**Bagels and Coffee/Tea Served**

## **PBSO District 4**

**Help Prevent Vehicle Theft**

**Lock your car & remove valuables, key fobs, and guns.**

**Be aware of phone scams demanding money, someone stating that it is the IRS calling, or an imposter claiming to be a law enforcement officer or from any law enforcement agency.**

**E mail scams are prevalent. Examples: "click here for a cure" or "COVID 19 Refund" Think. Does it sound too good to be true? If the answer is "yes" then it probably is.**

**Remember!**

**Personal safety is using instinct, common sense, and taking action to eliminate or greatly reduce the criminal's opportunity.**

### **OFFICERS AND DIRECTORS OF THE ALLIANCE:**

**Lori Vinikoor, President**

**Arnold Katz, Executive Vice President   Norma Arnold, Vice President   John Gentithes, Vice President**

**Carol Klausner, Secretary   Sylvia Borrellie, Recording Secretary   Deborah Borenstein, Treasurer**

**Directors: Rob Cuskaden Kay Drews York Freund Judy Goldberg Susan Zuckerman**

**Assistants to the President: Rose DeSanto Joel Vinikoor**

**Bob Schulbaum, Chairman of the Board**

**Legal Counsel: Joshua Gerstin**

**Bills for Consideration at the 2024 Legislative Session**  
**(More Legislative Information will be handed out at the February Alliance meeting. Attend and receive your packet!)**

HB59	Copies of the association's rules and covenants must be given to every member before a specified date, and every new member thereafter; requiring an association to provide members with a copy of updated rules and covenants; authorizing an association to adopt rules relating to the standards and manner in which such copies are distributed; authorizing an association to post a complete copy of the association's rules and covenants, or a direct link thereto, on the homepage of the association's website under certain circumstances; requiring an association to provide specified notice to its members; providing an effective date.
SB154	“Glitch bill” addressing technical issues with last year’s legislation in response to the collapse of Champlain Towers South. While SB 154 improves upon its predecessor in some respects, it leaves in place the substantive changes to Chapter 718 that, for many, will make condominium ownership more expensive. These changes are the milestone inspections, structural integrity reserve studies (“SIRS”), and increased reserve requirements.
HB173	An act relating to not-for-profit corporations that operate residential homeowners' associations; amending 4 s. 720.303, F.S.; providing requirements for not-for-profit corporations that operate residential homeowners' associations.
HB293	Requires board or committee of homeowners' association to adopt hurricane protection specifications; requires such specifications conform to applicable building codes; prohibits board or committee of association from denying application for installation, enhancement, or replacement of certain hurricane protection; authorizes requirement to adhere to certain guidelines regarding external appearance of structure or improvement on parcel.
SB426	Community Associations; Creating the Condominium Fraud Investigation Pilot Program within the Department of Legal Affairs in the Office of the Attorney General; authorizing the department to contract with a private entity to achieve the program’s purpose; requiring that the pilot program be funded from the Division of Florida Condominiums, Timeshares, and Mobile Homes Trust Fund; creating the Office of the Homeowners’ Association Ombudsman within the Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation, etc.
SB437	Property Owners' Right to Install, Display, and Store Items; Authorizes condominium unit owners to display certain flags on Patriot Day; authorizes homeowners to display certain number of specified flags regardless of certain prohibitions in governing documents of homeowners' association; defines "first responder flag"; prohibits homeowners' associations from restricting parcel owners & their tenants from installing, displaying, or storing items on parcels; provides exceptions; prohibits certain homeowners' association documents from precluding property owners from displaying certain number of specified flags; requires that such flags be displayed in specified manner
HB431	Fines levied by homeowners' associations prohibiting fines imposed by homeowners' associations from exceeding \$500 in the aggregate; conforming a provision to change made by the act; providing an effective date.
HB595	Establish a searchable database by a specified date which contains specified information regarding each homeowners' association in the state; requiring a homeowners' association to notify the department of any changes to the information listed in the database.
HB627	Requires prospective purchasers of parcel subject to association membership to be provided with certain documents, in addition to disclosure summary, before executing contract; authorizes prospective purchasers to cancel their contract within specified timeframe;
HB837	Safety, security and crime prevention
HB979	Prohibiting community associations from charging a fee for the preparation and delivery of estoppel certificates; conforming provisions to changes made by the act;
HB919	Multiple “fixes” to law passed last year. Addresses Board requirements, recordkeeping, fines, and voting



# Award-Winning Orthopedic Care



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# Development Update

Panera Bread to open soon with Drive-thru. Location: northwest corner of Atlantic Avenue and Hagen Ranch Road in front of LUMA apartments. A dental office has also leased space. There will be several other tenants including another smaller restaurant.

The ALDI supermarket corporation is also constructing a store on the site.

FP&L is working to build electric vehicle charging stations on the property as well.



## Delray Beach: A Great Staycation

## A Visit to the Silverball Retro Arcade

If you miss the Boardwalk, visit the Silverball Retro Arcade where the Boardwalk has been brought to Delray Beach. Pinball machines from the 1930's to now, skeeball, basketball, and snack bar can be enjoyed. One hour passes and half-day rates, along with other deals are available. Visit <https://silverballmuseum.com> The machines are kept in great shape. See photo (below right) of staff working on machine.

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## JANUARY 3, 2024, MEETING SUMMARY

The January 3, 2024, Meeting video is available on YouTube at <https://youtu.be/B1gWNF4iTIk>.

- A Board Certification class will be Zoomed on January 25th at 6 pm for those who are considering running for their Board, are current Board members, or anyone who would like to learn about Florida Statutes 718 and 720. To register and receive the link to the course, contact President Vinikoor at [vinikoor@bellsouth.net](mailto:vinikoor@bellsouth.net) or call or message her at 561-715-1530.
- The Palm Beach County Water Utilities Department will be testing the system between January 4 and January 25, 2024. The water is still safe to drink.
- Lt. John Wink reported that there were no major incidents of criminal activity in our shopping centers during the holidays. In 2023 PBSO handled 5,500 calls for service. The Lieutenant urges residents to reduce vehicle burglaries by locking the car and removing key fobs and firearms from vehicles.
- Programs are available for communities. (e.g., VAST (Volunteers Against Scams Team) and Civilian Response to Active Shooter Events (CRASE).
- Battalion 4 (West Delray and West Boynton) responded to nearly 3500 calls during December and a total of nearly 40,000 calls in 2023. Station 45 (Jog & Linton) and Station 41 (Woolbright & Military) are the busiest running more than 20 calls a day from each station. There is a 9th station in the Battalion located at Flavor Pict & Lyons Road. Right now, there is a trailer on the site and rescue calls are being dispatched from there. When the station is built out, there will be fire trucks housed there and it will be fully operational.
- State Senator Lori Berman reported that the Legislature is constructing a \$114 billion dollar budget for the state in the 2024 Legislative Session. It will provide both standard and new services for the population. Also, property Insurance will be a high priority item (to which the audience applauded).
- Palm Beach County Mayor Maria Sachs urged more participation from the audience. She emphasized that there are many areas in our county that are in need of volunteers. Anyone interested can contact her office. Volunteer examples: "Adopted grandparents" and "Play time" volunteers for dogs or cats at the local rescue center.

Attorney Joshua Gerstin presented the 'ins and outs' of protecting the community and dealing with the importance of attending to the requirements of insurance companies. Since the Surfside collapse, condominium buildings over four stories must have a structural integrity appraisal. All condo reserves must be fully funded, and a reserve study should be implemented, although insurance premiums are excluded from the study. In condos it is necessary to have security measures in place to reduce lawsuits. These measures may include, but are not limited to cameras, adequate lighting, deadbolts, locking devices, door peepholes, etc.

In Homeowner Associations the agenda of Board meetings must be publicized. Directors and Officers may not receive 'kickbacks' of over \$25.00 in value. Violations of any of the HOA rules are subject to fines.

Homeowners may fly up to 2 official country, state, and official department flags, but not purely decorative flags. At the conclusion of the meeting Mr. Gerstin answered many questions and addressed many situations by the audience. A listing of legislative actions and Mr Gerstin's presentation may be found at <https://allianceofdelray.com/wp-content/uploads/2024/01/2023-Alliance-Legislative-Update.pdf>

Greg Waltz, Vice President of Assured Partners Insurance, spoke about saving money. Since litigation is the cause of rising rates, appraisals are important to all condo or individual homeowners. Appraisals should be conducted every three years.

The February 7, 2024, Meeting of the Alliance will feature Sheriff Ric Bradshaw with a County Update. The Bomb Squad, SWAT team, Motorcycle and Mounted Units, and the Therapy Dogs will be present. There will also be other displays. PLUS pick up your packet of the newest proposed HOA and COA legislation for 2024. Use this information to let your legislators know what proposed changes to condo and HOA law you approve of or *not* approve of.

Can you contribute to the Alliance Board? Do you have Microsoft Office skills? If so, please contact President Vinikoor at 561-715-1530 prior to the March member meeting where elections are held.

## Vision 2050

The Palm Beach County Transportation Planning Agency (TPA) is a federally mandated, public agency that works with partners across Palm Beach County, Florida, and the United States to plan, prioritize and fund the transportation system.

Vision 2050 is Palm Beach County's Long Range Transportation Plan (LRTP). Public input during this process helps to shape the future of transportation in Palm Beach County over the next 25 years.



The LRTP is federally required and forecasts where people will live and work, evaluating the existing transportation network, and identifies projects that will serve the future needs of the public. Updated every five years, the LRTP provides the TPA with a blueprint to address shifting transportation needs over the next two decades.

The LRTP includes both long-range and short-range strategies/actions that provide for the development of an integrated multimodal transportation system (including accessible pedestrian walkways and bicycle transportation facilities) to facilitate the safe and efficient movement of people and goods in addressing current and future transportation demand.

Public survey studies are ongoing. At the present time, surveys reveal 43% of the respondents prefer walking as their favorite mode of travel. As for the highest priority for County leaders, respondents indicated that it is affordable housing. High on the list are also addressing traffic congestion and managing the county's growth and development. The public would also like to see new transportation options such as streetcars.

As of December 2023, twelve agencies and municipalities have submitted plans for new projects to the TPA with a total of 550 project submissions. These applications are currently being evaluated and scored.

The LRTP is updated every five years. Currently the transportation funding for these work projects is \$4.1 Billion.

For more information go to <https://palmbeachtpa.org/general/vision-2050/>

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**CONTACT US**



Lauren Connors  
LaurenC@managedbyaffinity.com  
561-880-1263

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**AFFINITY**

The Way to a Well-Lived Community

**Supporting the Local Food Pantry  
*Eat Better Live Better of Delray***

Alliance Liaisons to Eat Better Live Better (EBLB), Norma and Harvey Arnold, are pictured helping out with filling bags of food for the needy (photo right).

***Donation to the Needy***

During holiday season 2023, the Alliance provided a donation to EBLB (see photo right). Debra Tendrich, founder of EBLB in the center flanked by Norma & Harvey Arnold.





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### Protect Your Vehicle

*Protection from theft begins with you!*

- Unlocked vehicles are more likely to be burglarized.
- Leaving items in your car such as your purse, wallet, laptop computers, or loose change invite theft
- Do not leave valuables laying out in the open
- Place valuables in the trunk or another secure location
- Lock your car doors while pumping gas at a gas station.
- Utilize the car alarm
- Record any and all serial numbers off your electronics & keep them in a secure location
- Lock your doors
- Never leave your vehicle running unattended
- Report suspicious people to the Sheriff's office: Call 911

#### **Security regarding your key fobs:**

***Do not leave your key fob inside your vehicle. Car thieves are aware of this act of "convenience" and will steal your vehicle. Even if you live in a gated community, thieves are now gaining access to private developments and are checking for unlocked vehicles. Once inside your vehicle, the thief can obtain your personal information.***

***Be aware that your vehicle may alert the thief it is unlocked by the position of its side mirrors or the courtesy chime if the key fob is present inside the vehicle.***

**See Something...Say Something  
Dial 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.*

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