

# *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)

March 2024 issue of The Alliance Connection

Next Meeting

**Wednesday March 6, 2024**

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

**MEETING AT THE MORIKAMI!**

**Jennifer Cirillo**

**Palm Beach County Parks & Recreation Director**

**Topic: New Ideas for Revisions in the Recreation and Open Space Element (ROSE) to accommodate the needs of the diverse and changing population of Palm Beach County.**

**All Presidents, Delegates, & Alternates**

***Complimentary Admission to the Morikami Museum & Gardens Following the Alliance Membership Meeting***

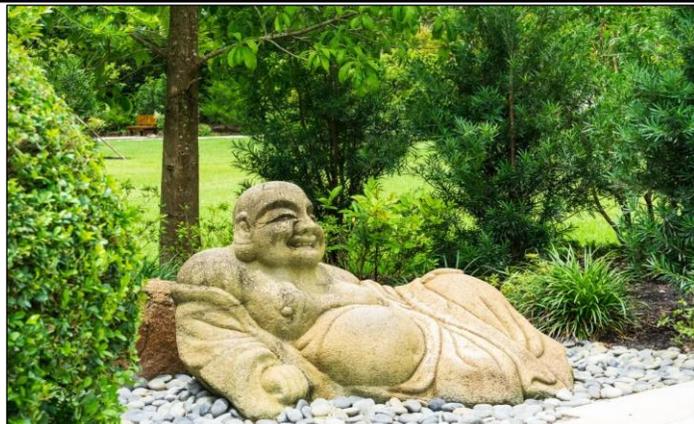
**Plus**

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

**This meeting will take place at the Morikami Museum & Gardens**

**4000 Morikami Park Road Delray Beach, FL 33446**

**Refreshments Served The Public is Welcome**



**OFFICERS AND DIRECTORS OF THE ALLIANCE:**

Lori Vinikoor, *President*

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

## Legislative Update

This legislative session started with a bang with bills that will have a direct impact on community associations. Certain bills require scrutiny, particularly those bills that impact the preparation of and charging for estoppel certificates. Most notable is **CS/SB 278** which would limit the fees for preparation of estoppel certificates by condominium and homeowner associations to \$250 (under current law \$299, which currently allows for gradual escalation of the fee). The bill would require that the estoppel fee be collected from the sales proceeds at closing, not in advance of closing as is currently allowed. If the sale does not close, the association will not be paid for the preparation of the estoppel certificate. And the number of days allowed for the preparation of the estoppel certificate would be reduced from 10 days to 5 days. The bill would eliminate the \$100 fee for expedited processing. In cases where a delinquent amount is owed, however, an additional fee for preparation of the certificate would be allowed but could not exceed \$150.

In the house, **HB1021** would provide numerous requirements and penalties for community association managers and management firms from conflicts of interest, board meetings, reporting requirements, audits, legal action, etc. This bill would impact Chapters 466, 718 and 719.

Stay on top these and other relevant bills at [flsenate.gov](https://flsenate.gov) for Florida Senate bills and [myfloridahouse.gov](https://myfloridahouse.gov) for Florida House Bills.

## Lyons Road Update from Mayor Sachs

On Friday January 26, 2024 Mayor Maria Sachs presented a detailed construction update to residents of developments along Lyons Road. County Engineering and the construction company were present and answered questions from the attendees. The Alliance was there represented by President Lori Vinikoor and Director York Freund. (see photo).



- The road construction contractor successfully removed barricades that had been in place on all lanes beginning southward from around 156th Ct. S. As such, all northbound and southbound lanes located to the south of this area have since been fully opened to the public and will likely encounter only intermittent closures in the future as the project overall is further carried out.
- Sidewalk construction crews continue to work on the portion of the sidewalk along the east side of Lyons Road between Saint Mary's Church and Joseph's Classic Market.
- Asphalt crew laborers have finished paving the applicable turn lanes and the median crossover located near the entrance to Mizner Country Club. With respect to this same entrance on Lyons Road, a new traffic light with a left-turn signal has now been slated for installation in the near future.
- Rumble strips were successfully implemented along Lyons Road at the Escondido and Timbers of Boca communities.
- Road engineers have started the necessary preparatory work for their future widening of the Atlantic Avenue and Lyons Road intersection, which must occur for our public road project to be completed. The barricades in this area are to remain where they are until all construction at this intersection is finished, with June 2024 as the estimated completion date.
- That said, local drivers can expect intermittent lane closures in and around the intersection of Atlantic Avenue and Lyons Road in mid-February 2024 while our county's many hardworking engineers and construction crews carry on in their respective endeavors.

# Delray Medical Center Speaker's Bureau

Looking for a  
speaker for your  
organization  
or civic group?



Delray Medical Center is offering complimentary lectures to our community on a variety of healthcare topics.

## Sample Lecture Ideas Include:

- Arthritis
- Asthma
- Atrial Fibrillation
- Back Pain
- Cholesterol
- Colon Health
- COPD
- Constipation
- Diabetes
- Emergencies from A to Z
- Erectile Dysfunction
- Fall Prevention
- Foot Care
- GERD
- Heart Failure
- Heart Health
- High Blood Pressure
- Incontinence
- Joint Replacement
- Medication Safety
- Minimally Invasive Surgery
- Neurology
- Nutrition
- Osteoporosis
- Prostate Health
- Robotic Surgery
- Stroke
- Urology
- Weight Management
- Wound Care

To schedule your next lecture, email  
[LisaD.Cook@tenethealth.com](mailto:LisaD.Cook@tenethealth.com)



Stronger Together. For You.

[#PBHNProud](#)

## West Atlantic RV Resort Proposed

A Comprehensive Text Amendment has been proposed for an RV Resort on a 10.11 acre parcel located on west Atlantic Avenue adjacent to the West Delray Regional Park. See photo. The text amendment proposes the following: Allow a Recreational Vehicle (RV) Resort/Campground in the AGR Tier subject to the following criteria:

- minimum 5 acres and adjacent to a park owned or operated by Palm Beach County Parks and Recreation Department and,
- within one half mile of the Loxahatchee Wildlife Refuge.

The developer's representative has indicated that the resort would be connected into water and sewer lines which would be brought west on Atlantic Avenue from State Road 7/441. This text amendment is expected to be presented at the March 8, 2024 Planning Commission meeting. The process through Planning and Zoning public meetings should be completed by February 2025.



## City Commissioners Nix Pedicabs

At its January 4, 2024 meeting, the Delray Beach City Commission shut down the pedicab business in the downtown area due to the level of traffic present. The pedicabs are too large for the bicycle lanes. They hold up traffic, make U-Turns over double yellow lanes, and cause drop off problems. Public Safety is the issue. Therefore, we will no longer be seeing the use of pedicabs for alternate transportation within the City.



## February 7, 2024 Meeting Summary

President Lori Vinikoor Opened the meeting at 9:25 AM. Following the Pledge of Allegiance, the special guests were announced. President Vinikoor announced that dues are due. Also, the Annual Breakfast will take place on Friday June 21, 2024, at a local country club. All attendees received copies of current legislation and contact information for our Palm Beach County Legislative Delegation. This information will also be sent via e mail following the meeting.

Chief Bill Stansbury provided a Palm Beach County Fire Rescue (PBCFR) update. Battalion 4 encompasses the Delray Beach/Boynton Beach area. Station 49, a new fire rescue station, has opened at Flavor Pict and Lyons Roads. This month, in Battalion 3, a new station will open at the corner of Le Chalet Blvd. and Military Trail in Boynton Beach. Station 45 located near Linton Blvd. and Jog Road is the busiest station with 650 calls last month, which amounted to about 20 calls a day. In all of Battalion 4 last month, there were 3510 calls. In January, PBCFR answered 13,782 calls.

Today's breakfast was sponsored by Brightstar Nursing Care.

Sheriff Ric Bradshaw was the keynote speaker and provided a "Palm Beach County Update." His presentation can be viewed on YouTube at <https://youtu.be/P7KReRHfe5g> Sheriff Bradshaw has led the Palm Beach County Sheriff's Office (PBSO) for 19 years. The PBSO handled 1.2 million calls for service last year. The Sheriff covered three major issues and explained how the PBSO is handling them. The first is antisemitism. What began as the distribution of flyers, the PBSO is now handling large groups of protesters. He explained that real-time intelligence information aids the PBSO in combatting criminal activities and preventing school and mass shootings. The next topic covered was immigration and our borders. There are gangs from countries including Venezuela attempting to do business in the United States. The PBSO carefully polices the coastal borders and many people attempting to enter illegally from the Atlantic Ocean are caught and returned to their origin. The Sheriff mentioned the 1.5 million "got-aways" that the Country is facing and the 85,000 kids unaccounted for and who may be used for human trafficking. This is a high-priority issue for the PBSO. The third major issue discussed was Mental Health. Sheriff Bradshaw provided the audience with updates on all of the PBSO mental health programs and services offered to the public when dealing with family disorders, homelessness, criminal activities and other crises. The Therapy Dog program has been an immense success. These dogs are provided free of charge by The Big Dog Ranch. The dogs are brought on the scene after a crime and they assist in helping victims calm down and open up to the officers. They also go into the community with police officers to hospitals and senior centers to show their kindness.

At the meeting, attendees were able to meet the Therapy Dogs, and view the instruments and robots utilized by the Bomb Squad and get up close to the Mounted Unit with the Clydesdale horses, Motorcycle Unit, and S.W.A.T. vehicle. See photos.



President Vinikoor announced that because of voting machines which will be present in the South County Civic Center auditorium, the next meeting of the Membership will be held in THE MORIKAMI Museum and Gardens Auditorium 4000 Morikami Park Road Delray Beach (Across from the South County Civic Center). Jennifer Cirillo, Palm Beach County Parks & Recreation Director, will be speaking. Topic: New Ideas for Revisions in the Recreation and Open Space Element (ROSE) to accommodate the needs of the diverse and changing population of Palm Beach County. The meeting date is Wednesday March 6, 2024. Doors open 9 AM. Meeting begins at 9:30 AM. Refreshments will be served, and all Presidents, Delegates, and Alternates will be allowed entrance to the Museum and Gardens immediately following the meeting.

Submitted by Sylvia Borrellie, Director

## Delray Beach Master Plan for Bicycle and Pedestrian Improvements

At its January 4, 2024 Workshop, the Delray Beach City Commission reviewed a Master Plan for Bicycle and Pedestrian Improvements. The master planning process included crash data analysis, pedestrian and bicycle demand and suitability analyses, and right of way constraints. Project cost estimates were included in the study. Bicycle crash hotspots were identified.

Currently there are 16.4 miles of existing bicycle network including shared use paths and buffered bicycle lanes. The study suggests four tiers of improvements with the total cost for recommended bicycle improvements of \$103,068,000 and the total cost for recommended sidewalk improvements of \$15,490,000.



### Alliance Letter to Delray Commissioner Regarding Infrastructure

To: Delray Beach City Commission  
100 NW First Avenue  
Delray Beach, FL 33444

Re: January 4, 2024, Workshop Items, and Infrastructure Concerns

Dear Commissioners:

The Alliance of Delray Residential Associations supports our member communities. The infrastructure of our neighborhoods is of greatest concern to the residents, which includes the ability to safely travel locally. We look to our city leaders to keep us safe in our daily lives. Large projects such as Aura located at Atlantic and Congress Avenues and other residential projects recently completed bring increased traffic to the already overburdened roadways. Plans for other residential communities along Congress Avenue including a possible housing project on County land, will add to lower levels of service of the major arteries.

The Alliance understands the need for workforce housing and for housing for those with income less than \$35,000 a year. The Jetta request for Multi-Tenant Housing Units was an ambitious project and with good intentions however, the Alliance can understand why a text amendment for MTHU's in the proposed area of Delray Beach would not be of benefit to the overall community at this time.

The Alliance respectfully requests that the City Commission carefully consider the density of future projects proposed along the Barwick Road corridor. Improvements to the roadway must occur before more density is approved along the road or the adjoining roadways.

The composition of the City Commission will be changing in the next few months and the Alliance will be carefully monitoring the projects that will be appearing in front of the Commission and other Boards. The Barwick Road area is unique in that there remains land which has not yet been annexed into the city of Delray Beach. This land presents challenges regarding assigning densities and zoning designations. Most importantly, any density or zoning change should consider the character of the neighborhood and the traffic and safety needs of the residents.



**AFFINITY MANAGEMENT SERVICES (AMS), HAS PROUDLY BEEN PROVIDING QUALITY COMMUNITY ASSOCIATION MANAGEMENT SERVICES THROUGHOUT FLORIDA SINCE 2007.**

From Dade, Broward, Palm Beach, through Martin County. Our Community Associations include Condominiums, Homeowners, Property Owners, Cooperatives, and Mobile Homes.

**ELEVATE YOUR COMMUNITY**

Elevate your community with AMS, where expertise, personal touch, and a dedication to making a positive impact come together to serve you and your community requirements.

**OUR COMMITMENT**

AMS helps by understanding the community's goals by sharing best practices from years of experience. Our commitment to quality enhances the management services we provide which include: Financial, Administrative, and Site Management services.

**OUR WELL-TRUSTED ATTRIBUTES**

**Align. Execute. Deliver.**

We listen to align with your vision. Check-ins keep plans on track. Results are guaranteed.

**CONTACT US TODAY TO SCHEDULE YOUR SITE VISIT AND NEEDS ANALYSIS TO ELEVATE YOUR COMMUNITY'S FUTURE!**

**CONTACT US**



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

[www.ManagedByAffinity.com](http://www.ManagedByAffinity.com)



**AFFINITY**

The Way to a Well-Lived Community

**Heroes Working for Our Community**

Delray Medical Center, our neighborhood hospital, held a Flag Raising Ceremony. Major Sarilia Therildor, Clinical Manager of the ER, raised a flag (photo right) flown on her last deployment in honor of Delray Medical Center. Sarilia was also Delray's Tenet Hero Nominee for her incredible service to her country, our community, and her colleagues. Alliance president Lori Vinikoor and many of our Active Service Members and Veterans came out for this special event.



**Alliance donates to local Morikami Museum and Japanese Gardens.**

Photo from left: Alliance President Lori Vinikoor, Morikami Executive Director Bonnie LeMay, Alliance Vice President Norma Arnold, Alliance Public Liaison Harvey Arnold.

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](http://www.adt.com/community-associations)



State License EF 0001121

**COMMISSION NEGOTIABLE**

**FREE HOME VALUATION**



**FREE** Professional Photography

**FREE** Professional Home Cleaning

**PAUL SAPERSTEIN**

**561-220-5296**

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





**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](mailto:league@sugarcaneleague.org)

## **Morikami Museum and Japanese Gardens**

The original building, named the Yamato-kan, is modeled after a Japanese villa. It features a ring of exhibition rooms surrounding an open-air courtyard with a dry garden of gravel, pebbles and small boulders. The Yamato-kan offers exhibits chronicling the history of the Yamato Colony as well as the design philosophy of garden designer, Hoichi Kurisu.

The principal museum building opened in 1993 to meet popular demand for more programming, more versatile facilities, and to satisfy the needs of a growing community. The museum's architecture is inspired by traditional Japanese design. The building features three exhibition galleries, a 225-seat theater, an authentic tea house with viewing gallery, classrooms, a museum store, the Cornell Cafe and lakeside terraces for a panoramic view while dining.

The Morikami Collections house more than 7,000 Japanese art objects and artifacts, including a 500-piece collection of tea ceremony items, more than 200 textile pieces and fine art acquisitions.

The 16 acres that surround Morikami's two museum buildings include expansive Japanese gardens with strolling paths, resting areas, our world-class bonsai collection and lakes teeming with koi and other wildlife. The wider 200-acre park features nature trails, pine forests and picnic areas.

*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:

Next Meeting

**Wednesday March 6, 2024**

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

**MEETING AT THE MORIKAMI!**

**Jennifer Cirillo**

**Palm Beach County Parks & Recreation Director**

Topic: New Ideas for Revisions in the Recreation and Open Space Element (ROSE) to accommodate the needs of the diverse and changing population of Palm Beach County.

**All Presidents, Delegates, & Alternates**

***Complimentary Admission to the Morikami Museum & Gardens***

***Following the Alliance Membership Meeting***

**Plus**

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

**This meeting will take place at the Morikami Museum & Gardens**

**4000 Morikami Park Road Delray Beach, FL 33446**

**The Public is Welcome**

**Refreshments Served**