

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

May 2024 issue of The Alliance Connection

Next Meeting

Wednesday May 1, 2024

Doors Open 9 AM Meeting Begins 9:30 AM

Tommy Strowd, PE

Executive Director of Lake Worth Drainage District

Update on LWDD projects and Hurricane Season Preparation for your Association

Plus

Krystin Berntsen, P.E.

Deputy Director Palm Beach County Water Utilities Department

With an update on projects the PBCWUD is working on to create sustainability of our County's water utilities system.

Plus

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

The meeting will take place at the South County Civic Center

16700 Jog Road Delray Beach

The Public is Welcome

Bagels and Coffee/Tea Served

Hold this Date!

Friday June 21, 2024

9:00 AM

Annual Alliance Breakfast

At a Local Country Club

Look for your invitation in the mail.

Sponsor: Delray Medical Center

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, President

Arnold Katz, Executive Vice President Norma Arnold, Vice President John Gentithes, Vice President Susan Zuckerman, Vice President

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

Directors: Rob Cuskaden Kay Drews York Freund Judy Goldberg

Assistants to the President: Rose DeSanto Joel Vinikoor

Bob Schulbaum, Chairman of the Board

Legal Counsel: Joshua Gerstin

Sheriff's Office Rolls Out Community Safety Stickers

At the April Alliance meeting, Captain Rob Sandt distributed resident reminder stickers (8"x8") which Associations can post so that residents can be reminded to lock their car doors, remove valuables, and take their key fobs. These signs can be obtained by contacting PBSO District 4's Deputy Martinez at martinezja@pbsso.org.



Park West Update

The Board of County Commissioners will be considering the initiation of text amendments for the proposed 61.19 acre Park West project which is located at the northwest and southwest corners of the Florida Turnpike and Atlantic Avenue. The applicant is requesting a "Multiple Land Use" designation which would contain residential units, self storage, hotel, retail and office. The specific request includes 734 residential units (25% of which would provide workforce housing program units), 100,000 square feet of self storage, a 150 room hotel, and 200,000 square feet of retail and office space.

The Alliance was clear to not object to the initiation of the amendments so that the conversation can begin. The understanding is that the density and intensity of the project is beyond what would ultimately be acceptable. Further, the timeline needs to be considered so that development corresponds with the expansion of Atlantic Avenue.

The subject parcel has a history of projects which the Alliance has objected to including a completely residential development which did not provide for preserve area. Most recently a one million square foot distribution center was proposed for the site. With the Alliance's opposition, the contract purchaser abandoned the project.

WaWa, Joseph's Market, the Marketplace movie theater and restaurants, and the West Delray Regional Park are attractions which bring outside residents into the Agricultural Reserve (AR). The Home Depot, a plethora of medical offices east of the Turnpike and the City of Delray's activities all attract the residents from western Delray. Essentially, the border of the AR is a permeable membrane with substantial inflow and outflow.

The Alliance of Delray has been working for decades to keep deleterious activities out of the AR. The early "2000's" brought great challenges. No other civic organization took such bold steps to protect the AR. The Alliance SOLELY kept the Solid Waste Authority's Waste Transfer Station away from a site ON Atlantic Avenue and WEST State Road 7/441. The Alliance SOLELY kept a biofuel processing plant from being built ON Atlantic Avenue WEST of State Road 7/441. When manure processing facilities were proposed for the AR the Alliance SOLELY and successfully kept them out. When an enormous distribution center referred to as "Star Key" was proposed on the subject site (Park West) the Alliance of Delray SOLELY discouraged the contract buyer.

Regarding Park West, the Alliance is NOT satisfied with the proposed density of 12 units per acre. The Alliance is NOT satisfied with the proposed amount of commercial square footage. The Alliance has other concerns as does member community Delray Lakes Estates. There is no commitment to the project at this time, however, Park West is a discussion that should take place.

A Joint Approach to Hip, Knee & Shoulder Surgery



Grace Andrade, RT(R), Radiologic Technologist/Surgical Coordinator

Edisson Guaman, PA-C
Physician Assistant

Pedro Piza, MD
Orthopedic Surgeon

Carolyn Kern, MSPT
Patient Navigator

At Delray Medical Center, we offer a team approach with fellowship-trained orthopedic surgeons, physical medicine physicians, dedicated orthopedic nurses, and certified rehabilitation nurses all working together to ensure patients undergoing joint replacement surgery can quickly get back to a more comfortable and active lifestyle.

- An award-winning program recognized for patient safety and outcomes
- Private rooms
- Advanced imaging
- Hip, shoulder and knee repair and replacement
- Fracture repair



Scan the QR code to make an appointment.



DELRAY
MEDICAL CENTER

PALM BEACH HEALTH NETWORK

Stronger Together. *For You.*

5352 Linton Blvd, Delray Beach

Alliance of Delray Meeting Summary April 3, 2024 Submitted by Kay Drews, Director

President Lori Vinikoor opened the meeting at 9:30 AM. After the Pledge of Allegiance, Arnie Katz recognized community leaders and notables who were present at the meeting in a showing of their support of the Alliance.

Lori then pointed out the difficulty drivers are having as they leave the new Panera and the soon-to-open Aldi parking lots on Atlantic Avenue near Hagen Ranch Road when they want to head east on Atlantic Avenue. She explained that residents in that area have observed and are concerned because of the number of u-turns now required because of the lack of an exit for those desiring to go east on Atlantic. Lori said it is definitely being looked at.

Lori also encouraged attendance at Sheriff Rick Bradshaw's pizza party at 5:30 PM on April 11, 2024 at the South County Civic Center.

Captain Sandt of the District 4 PBSO gave the good news that crime overall is down in District 4 but auto theft is up. He said that the thieves do seem to be moving south, however, due in part because of the active and quick response to reports by the PBSO. He provided a sample of a colorful flyer that he recommends be placed at the entrance to our communities near the guard gate. The flyer serves as a reminder to residents to lock their cars and remove all valuables, key fobs and garage door openers. He encouraged Alliance members to attend a PBSO Community Forum are presenting concerning safety and security at the Kings Point theater on April 10, 2024 at 2 PM.

Chief Bill Stansbury of the Palm Beach County Fire Rescue Battalion 4 reported that their Battalion responded to 3200 calls last month, approximately 1000 more than the second busiest Battalions.

Maria Sachs, Mayor of Palm Beach County, opened her remarks with a statement that Palm Beach County is the most prosperous and fastest growing county in Southeast Florida if not the entire Southeast United States. She emphasized that with that much growth it is imperative that we ensure sustainable development. She pointed out that there is no more room for development in Broward County, so people are moving to Palm Beach County. To make sure such growth is sustainable she looks to the Alliance of Delray for what she said is like the "Good Housekeeping Seal of Approval" on proposed development projects. She showed a film "State of the County 2023" which described the natural, commercial and tourist attractions that have made Palm Beach County successful. She then discussed some of her ideas for the future such as expanding the West Atlantic Park where she would like to see a playground for kids and a playground for seniors. She would like to see a cultural center and an entertainment center in the western part of the County. Maria also asked for volunteers to visit with seniors in assisted living facilities, read to kids who don't have grandparents in the area and visit and play with dogs in the animal shelter. And finally, Maria gave an update on the Lyons Rd construction explaining that she is as frustrated as the residents about the length of time this project has taken.

Megan Houston, Director Palm Beach County Office of Resilience, was our second speaker. She addressed and presented a slide show to describe the steps the County is taking in anticipation of the potential deleterious effects of Climate Change.

The next meeting of the Alliance of Delray will be held on May 1, 2024 at the South County Civic Center. Tommy Strowd, PE, Executive Director of the Lake Worth Drainage District (LWDD) will be providing an update on LWDD activities and preparations for the Hurricane Season. Also, Palm Beach County Water Utilities Department (PBCWUD) Deputy Director, Krystin Berntsen will be providing an update on projects the PBCWUD is working on to create sustainability of our County's water utilities system.

2024 Community Association Legislative Recap

The 2024 Florida Legislative Session ended on March 8th after enacting an unusually high number of community association bills. At the outset it should be noted that the Estoppel certificate bill, SB 278 did not pass much to the relief of our community associations.

Two Condominium Bills of note passed HB1021 and HB 1029, the first of which among other things creates new standards for CAMS, new board member educational requirements, new penalties for voting fraud and a requirement for associations who manage 25 or more units to maintain a website. HB1029 creates a state-funded inspection program to identify mitigation measures to reduce property's vulnerability to hurricane damage.

Five HOA bills passed, including most notably HB 293, HB 59 and HB 1203. HB 293 requires that HOAs adopt specifications for hurricane protection and prohibits an HOA from denying an owner's installation or replacement of various hurricane protections such as storm shutters, metal roofs, erosion controls, and other forms of hurricane protection. HB 59 amends 720.303 to require that HOAs provide digital copies of their governing documents and provide all members with copies of amendments to the documents. HB 1203 imposes mandatory education requirements for HOA directors, limits an HOA's ability to regulate parking and commercial vehicles, limits the function of an HOA's architectural control committee, imposes significant penalties for having denied an owner access to records and revises the fining process,

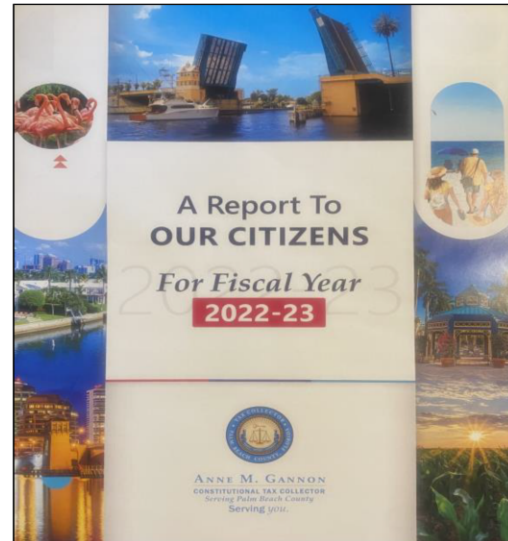
Thanks to the Community Association Leadership Lobby (CALL) for their helpful summaries which were invaluable in putting together the above information.

Submitted by Kay Drews, Director

Tax Collector Provides New Report

Anne Gannon, Constitutional Tax Collector for Palm Beach County has released a report for fiscal year 2022-23. The complete report is available on line at www.pbctax.com/annual-report to view or share a digital version or to request a hard copy.

Tax Collector Gannon reports that more than 5 billion dollars in property tax revenues were collected and distributed to the individual taxing authorities throughout the county in support of critical local public resources. This resulting in the agency returning \$51,617,938 of unexpended revenue back to the local taxing authorities in Palm Beach County.



Alliance Mature Driver Safety Course For Insurance Credit

Classes resume in October. We come to you!
Call/text/email President Lori Vinikoor to book a date for your
Association. 561-715-1530 or vinikoor@bellsouth.net

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**

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

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

From Palm Beach County Water Utilities Department (PBCWUD)

The Alliance was there! PBCWUD is pleased to share that in early March, groundbreaking commenced on Green Cay Phase III! The project will include a park, education center and an advanced water purification facility. Both the future Green Cay Park and the Reclamation Education & Center for Advanced Purification (RECAP) will be the first in the state of Florida to use state-of-the-art reverse-osmosis treatment technology to produce purified water. The water will be treated to potable standards and will provide a next-generation model of reuse and aquifer recharge to meet the needs of future growth in Palm Beach County. Palm Beach County Mayor Maria Sachs was flanked by County Staff, Administration, and other community notables including Executive Vice President of the Alliance of Delray Arnie Katz (far right).



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 May 1, 2024

Doors Open 9 AM Meeting Begins 9:30 AM

Tommy Strowd, PE

Executive Director of Lake Worth Drainage District

Update on LWDD projects and Hurricane Season Preparation for your Association

Plus

Krystin Berntsen, P.E.

Deputy Director Palm Beach County Water Utilities Department

Update on projects PBCWUD is working on to create sustainability of our County's water utilities system.

Plus

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

The meeting will take place at the South County Civic Center

16700 Jog Road Delray Beach

The Public is Welcome

Bagels and Coffee/Tea Served