

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

July 2024 issue of The Alliance Connection

Next Meeting

Wednesday July 3, 2024

Doors Open 9 AM Meeting Begins 9:30 AM

Meet the Candidates for Law & Order

 State Attorney  Public Defender  Judge
PLUS

An early July 4th Celebration with
Presentation of the Colors from Palm Beach County Fire Rescue
and

Lots of July 4th takeaway items to celebrate the Holiday
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

Alliance to Sponsor South County Mental Health Center 50th Anniversary Luncheon

South County Mental Health Center (SCMHC) is a private, non-profit corporation chartered by the State of Florida in 1974. It is located at 16158 South Military Trail in Delray Beach. Since its creation, the SCMHC has provided quality mental health and substance use care to our communities in a manner which enhances and preserves human dignity. Since the sudden closing of the Jerome Golden Center, SCMHC has become the only Nonprofit Community Mental Health Center in all of Palm Beach County. This includes the Belle Glade area where a 16 bed Crisis Stabilization Unit is currently being run by the SCMHC.

The Alliance-sponsored SCMHC 50th Anniversary Celebration will be held on Friday December 6, 2024, from 11:30 to 1 PM. Information on obtaining tickets for this luncheon will be included in the next Alliance newsletter.

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

Palm Beach County Five Year Road Program

The County is currently preparing the draft Five Year Road Program for adoption with the County's Capital Improvement Plan on October 1, 2024. Dates shown below are when funding is anticipated, with construction completion two years thereafter.

- The County has set aside funding for that 0.6 mile incomplete segment of Sims Rd between Linton Boulevard and Atlantic Avenue and now shows construction funding in Fiscal Year 2026. That means construction would likely begin in Fiscal Year 2027 and be completed in Fiscal Year 2029.
- Linton Boulevard and Military Trail intersection improvements are expected to be funded in Fiscal Year 2025*. The improvements will include adding a north bound to east bound right turn lane and new south bound to west bound right turn lane on Military Trail and install new mast arm traffic signals.
- Lyons Road from south of Flavor Pict Road to Boynton Beach Boulevard (that encompasses a 2.4 mile stretch) is planned to be funded in 2025* and widened from an existing 2 lane road to a 4 lane median divided roadway.
- Lyons Road from Atlantic Avenue to south of Flavor Pict Road includes a 2.4 mile stretch which will be widened from 2 lanes to 4 lanes divided. It will include shoulders and bike lane with improved drainage and sidewalk. It is speculated to be funded in Fiscal Year 2026*.
- The 1.7 mile stretch of Flavor Pict Road from Lyons Road to Hagen Ranch Road is expected to be funded in 2028*. A 4 lane roadway and a 6 lane bridge over the Florida's Turnpike will be built.
- Intersection improvements to extend the south bound left turn lane and add a south bound right turn lane at Hagen Ranch Rd. and Atlantic Ave. is expected to be funded in Fiscal Year 2028*.
- Currently, there is construction and widening of the area around Half Mile Road and Smith Sundry Road in progress to align the two roads to create an intersection on Atlantic Avenue in the Agricultural Reserve with relocation of the Lake Worth Drainage District Canal.
- According to Palm Beach County's Engineering Department, the completion of Lyons Road south of Atlantic Avenue to Clint Moore road is still on track for a July 2024 completion.

*When "funding" is expected, construction could likely begin within the following year and completed within 2 years.

Warehouse Project Breaks Ground Under New Commerce Designation

One of the first Commerce (CMR) projects approved in the Agricultural Reserve has broken ground. On May 30, 2024 BBX Logistic Properties held a ceremony at the 441/Happy Hollow Road site which was previously the Alderman Nursery. Most of the Palm Beach County Board of County Commissioners (BCC) were present (see groundbreaking photo) as well the Alliance of Delray.



There are 3 buildings with a total square footage of 589,000 planned for the site. This is purported to be a \$121 million warehouse project. The plan includes a 12 acre preserve area and other ecological aspects to minimize surrounding area impact.

Some businesses expected to be renting units in the facility are pharmaceutical and medical companies for product storage.



Focused Ultrasound **for Essential Tremors**

ADVANCED NEUROLOGICAL CARE AT DELRAY MEDICAL CENTER



For those living with essential tremor or tremor-dominant Parkinson's disease, and have not responded to medication, Delray Medical Center, a Palm Beach Health Network hospital, is the first hospital in the region to offer an innovative treatment option using Neuravive ultrasound technology. Our dedicated Patient Navigator will guide patients through the process.



Scan the QR code or call
888.918.2509 to find a
neurosurgeon.



Stronger Together. *For You.*

Incisionless treatment-no implanted hardware / Immediate results in a single treatment / Minimal hospitalization and side effects / FDA approved-safe and effective

New Laws May have Extraordinary Effects on HOA's and COA's.

Submitted by Kay Drews, Alliance Legislative Committee

As stated in Joshua Gerstin's most recent Legislative Update, "A butterfly flaps its wings in Africa, and a hurricane lands in Florida six months later." The same can be said about community associations. A few bad actors in one part of the state are caught, and six months later, an entirely new regulatory scheme for community associations is passed."

Specifically, this 2024 legislative session enacted extensive regulatory schemes for both Condominium Associations and Homeowner Associations. The following summarizes some of the more interesting changes, most of which are effective July 1, 2024. (HB293 is effective immediately). Three Bills affect HOAs, HB1203, HB59, HB293. Three other Bills affect Condominiums, HB1029, HB1021, SB382, all of which are to be effective July 1, 2024.

HB1203 (HOAs) and HB1021 (COAs) both establish new community association manager requirements amending chapter 468, Florida Statutes, eg., posting manager duties and hours of availability. Included are numerous financial interest disclosure requirements, the failure to disclose of which can result in cancellation of the management contract. The new provisions that are specifically directed toward HOAs are so extensive, and in some cases so specific, that reading the full text of the Bill is an absolute necessity --- items such as the requirement to have a website with certain delineated documents posted if the HOA has 100 or more parcels, a requirement that postings for membership meetings must include any document that will be considered for a vote, a requirement that record retention rules be adopted, a requirement that board members be certified by taking a four hour class annually if fewer than 2500 parcels, (8 hours if more than 2500 parcels).

There are numerous legislative changes in HB1203 where there is some question as to their retroactive applicability if contrary to rights established pursuant to an HOA's existing document provisions. Some of these changes might have you shaking your head wondering what kind of local dispute would have led to this level of specificity in this state-wide legislation—For example, the Bill:

- Prohibits HOAs from issuing a fine or suspension for leaving garbage receptacles at the curb or end of driveway less than 24 hours before or after the designated garbage collection day or for leaving holiday decorations or lights up longer than indicated in the governing documents unless the lights or decorations are left up longer than one week after the HOA provides written notice of the violation to the homeowner.
- Provides that HOAs may not prohibit a personal vehicle including a pickup truck in the homeowner's driveway. Nor can the HOA prohibit a work vehicle that is not a commercial vehicle in a property owner's driveway. Somewhat surprising is the provision that HOA documents may not prohibit a homeowner from hiring a contractor solely because the contractor does not have a professional or occupational license. Nor may an HOA require a contractor or worker to present an occupational license to enter the community.

Notwithstanding these situational-type prohibitions, HB1203 is replete with administrative educational and recordkeeping requirements that require careful review.

Regarding condominiums—a program "My Safe Florida Condominium Pilot Program" (HB1029),

(continued next page)

provides procedures to apply for inspection and grants for certain mitigation projects. The maximum grant award cannot exceed \$175,000 per association. The total available under this Continued The program is \$30 million state-wide which means if each association is awarded the maximum amount, only 171 associations will benefit from the program.

Abbreviated summary of the laws passed affecting condominium associations are as follows:

- Board members must be certified by taking a four-hour certification class.
- Each Board member must take a one hour continuing education course each year.
- Association records must be easily accessible, which can mean access to the association's website. If a meeting agenda includes approval of a contract for goods or services, a copy of the contract must be included with the meeting notice.
- A residential condominium which has more than 10 units must have a board meeting at least once each quarter.
- The term "hurricane shutter" in Chapter 718, is replaced with "hurricane protection."

Fallen Firefighters Memorial Park Planned for PBCFR Headquarters

Working with Art in Public Places and Palm Beach County Fire Rescue (PBCFR) a site has been chosen for the Fallen Firefighter Memorial Park and the fallen firefighter pose and bronze artist have been selected.



The Palm Beach County Fire Rescue Retiree Association* (Retired Firefighters of Palm Beach County) acknowledges the dangers of firefighting and the increasing rates that active and retired firefighters are passing away. A Fallen Firefighter statue placed in the Memorial Park will serve as a centerpiece to the fire service members and the community to recognize the dangers of firefighting, strive for health and wellness prevention, and memorialize the sacrifices that have been made.

The Fallen Firefighter Memorial Project will fund the Fallen Firefighter statue (see photo for the proposed artwork) and help fallen firefighter families to attend national and state ceremonies honoring their hero. The Alliance has contributed to this project and its name will appear on the donor plaque near the statue. The installation of the statue is expected to take place in the first quarter of 2025.

The Palm Beach County Fire Rescue Retiree Association is a non-profit charitable 501(c)3 organization (45-5194387) that supports the health and welfare of local Firefighters in need, fire-related charities, as well as the community. More information about this project and for donations, go to <https://ffmemorial.com>

Alliance Mature Driver Safety Course for Insurance Credit
Would you like to schedule this course for your community?
Beginning October. Minimum class of 30. \$15 per attendee.
Certificate will be provided at the end of the course which is good for 3 years.
Contact President Lori Vinikoor at 561-715-1530 or vinikoor@bellsouth.net



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 145 Years of Experience in Security

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

954-290-7576 • 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

***The Journey of a Victim's Son:
Life After 2015 Emanuel African
Methodist Episcopal Church
Tragedy***

Thursday August 22, 2024
8 AM to 12 PM

Airport Hilton
150 Australian Ave. W. Palm Beach

Hosted by the Palm Beach County
Sheriff's Office & Palm Beach County
Sheriff's Foundation.

To Register Contact Kevin Stanfill
stanfillk@pbso.org or 561-688-3916
or scan code below



**VIRTUAL
GATE
REMOTE
SERVICES**

High-Quality Low-cost Virtual Gate
Remote Security Guard Services.



| Our services :

- ✓ Virtual Gate Guard Services
- ✓ Video Monitoring
- ✓ License Plate Recognition

Contact Us:

 <https://safepassagesolutions.com/>
 (407) 385-0726

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.

Wednesday July 3, 2024

Doors Open 9 AM Meeting Begins 9:30 AM

Meet the Candidates for Law & Order

 **State Attorney**  **Public Defender**  **Judge**

PLUS

An early July 4th Celebration with

**Presentation of the Colors from Palm Beach County Fire Rescue
and**

**Lots of July 4th takeaway items to celebrate the Holiday
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

Bagels and Coff/Tea Served

The Public is Welcome