



Tropical Breeze Estates

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December 2020

PRESIDENT'S CORNER

Hope you had a wonderful Thanksgiving. Even though some of you were not able to be with loved ones on this special holiday, being able to give thanks is a blessing in itself. We must however continue to be vigilant in respecting COVID-19 CDC guidelines to ensure social distancing along with proper sanitizing and prevention.

All overnight guests must be registered at TBE. Please also inform the office upon your return to TBE. Please ensure that your guests do not have Covid-19 symptoms in order to protect the residents at TBE. We thank you for being diligent in this pandemic.

Please look for our signs in the common areas regarding the use of the pool, the shuffleboard and petanque courts and the library. You must be an owner/resident at TBE to use these facilities and all CDC guidelines must be followed along with the listed rules. Guests are not presently allowed in the common areas due to health concerns during this Covid pandemic.

Amendments to our governing documents will be accepted by the office with a deadline of Friday, December 18th, 2020. Please submit the proposed amendments in the correct format to expedite processing. Our law firm needs sufficient time to review these and return to the office for copying and distribution.

Nominations for eligible persons who wish to run for the Board of Directors must be submitted by January 11, 2021 (ten days prior to the General Meeting). Eligible persons may also submit a single page 8 1/2 by 11 one sided sheet with their candidate information. There are four open positions.

Wishing you a nice holiday season as well as a restful one. Even though we may not be able to see each other often, we are a wonderful community who cares for one another. We have so many of our residents who are always going the extra mile to help others. Thanks to all of you. We are blessed to have you in this community.

Helene Bond
President Pro Tem

SECRETARY'S REPORT

Please find attached the minutes of the November 19, 2020, virtual board meeting to which all residents were invited. If, somehow, you did not get an invitation please let us know by contacting the office.

Operation's Report

1. Please refer to our TBE bylaws regarding vehicle parking (pg. 22, Article 11.b) "All vehicles must be parked on permanently surfaced driveway. Vehicles are not permitted to be parked on the paved portion of any street or road overnight. Vehicles shall not be parked on the front lawn of any Lot. No vehicle shall be parked in or on a swale for more than seventy-two (72) hours." (Amended 3/6/14)
2. According to our bylaws (pg. 23, Article 11.d) "Vehicles must be in running order and currently licensed." Please address this issue if it concerns your vehicle.
3. If you own an RV, motor home, 5th Wheeler, etc. please refrain from keeping them on your property for more than the three days allowed for "loading/unloading, washing and cleaning, charging batteries and minor repairs." (pg. 24, Article 13)
4. If you own a dog or cat, please revisit the bylaws (pg. 23, Article 12.) Please keep in mind that these pets must be registered in the office with current immunization records on file. Thank you for keeping dogs on leashes while outside, and for correctly collecting and disposing of any droppings properly.
5. We are looking for landscaping experts (or hobbyists) in our community who might be willing to work together to create some guidelines for residents to help them choose proper landscaping plants. We have been asked for this guidance from residents. Perhaps we can create a list of suggestions which will allow us to curb poisonous plants, invasive plants, and those which interfere with our water systems due to root growth. Fruit trees may even present a problem for those who cannot be here to monitor "crops." Please feel free to contact Cindy Miller with your ideas.

(We do need an Operations Director. Please contact the office if you would like to volunteer for this position temporarily or permanently.)

Cindy Miller
Secretary

FINANCE REPORT

A simple way to look at the budget

This presentation aims to introduce you to a new and simple approach to budget planning.

EXPENSES

As you can see from the budget that was presented to shareholders this spring, all expenses had a single column form which grouped together all expenses, all categories combined.

In fact, this unique column may be broken down in 4 (columns) Categories, namely:

CATEGORIES			
Operating Costs	317,289 \$	79%	----- Such as electricity, insurance, salaries, taxes, landscaping contract, etc.
Repair & Maintenance	33,700 \$	8%	----- For pool and recreational area, lawn equipment, building repair, tree replacement, etc
Improvement	11,755 \$	3%	----- Total of salaries backtimes paid in this budget, plus the cost of the petanque roof in 2021
Capitalization	40,206 \$	10%	----- In this Budget, this number is the final payment to BBU Water
Total 402,950 \$			

On the other hand, these 4 categories can be grouped in two large categories depending on the intrinsic nature of their need, namely:

Current operating expenses	Operating Costs	317,289 \$	79%	350,989 \$	87%
	Repair & Maintenance	33,700 \$	8%		
Discretionary projects	Improvement	11,755 \$	3%	51,961 \$	13%
	Capitalization	40,206 \$	10%		
Total 402,950 \$					

It is reasonable to assume that the amount spent for the **Current operating expenses** in the 2020-2021 budget will be almost the same for the 2021-2022 budget, plus the amount for the inflation (cost of living increase).

If we assume that the increase due to the cost of living is 2% then, the **Current operating expenses** in the 2021-2022 budget will be 2% x 350 989 \$ or 7 019 \$ more, which gives a total of 358 009 \$.

REVENUES

We basically have two sources of Revenue: HOA's and Miscellaneous (others) revenues.

In the 2020-2021 budget, HOA's was 320\$ quarterly and miscellaneous revenues were 12 550\$ for the year.

THE 2021-2022 BUDGET ESTIMATION

If we keep the HOA's at 320 \$ quarterly for the next budget and if we suppose we will have the same amount of miscellaneous income, then, our estimated net surplus, minus 19 200 \$ for the reserve account, will be :

HOA income : 320 units x 320 \$ x 4 quaters =	409 600 \$
plus Miscellaneous income	12 550 \$
minus Reserve account	(19 200 \$)
Sub-Total	402 950 \$
minus Current operating expenses	(358 009 \$)
Estimated Net Surplus for the next Budget	44 941 \$

In summary the next budget could look like this :

Current operating expenses	358 009 \$	
Discretionary projects	44 941 \$	This figure is the amount of money that will be available to carry out Improvement or Capitalization projects
Total 402 950 \$		

In conclusion, we will determine during the budget workshop the specific projects that TBE's shareholders would like to implement to a maximum of 44,941 \$ for the year 2021-2022.

JACQUES LACOURSE
SYLVAIN POULIOT
FINANCE COMMITTEE



to Remember:

- ***IMPORTANT Shareholder(s)/Owner(s) Meetings***
 - ***Annual General Meeting Thursday, January 21st, 2021***
 - ***Annual Meeting Thursday, March 4th, 2021***
- ***There are four positions on the Board of Directors that expire March 2021.***
- ***Nominations from eligible persons to the Board of Directors must be submitted or provided in writing to the office of TBE ten days prior to the General Meeting.***
 - ***Monday, January 11th, 2021 (Nominations Date Due to TBE Office)***
- ***Board of Directors Meeting Thursday, December 17, 2020 10:00 am***
 - ***Invitations to the Zoom Webinar Board Meeting will be emailed to all residents listed as receiving email from the Office. Please make sure your email address is correct at the Office. You may also access the meeting by telephone. That number will be available from the Office.***



FROM THE

OFFICE HOURS: Mon, Tue, Thurs, and Fri from 8:30 am to 12:30 pm:
CLOSED on Wednesday.

PROTEK – Interior Home Spraying

Inside home spraying is scheduled for Tuesday, December 22nd. Notification to the Office for Protek services must be received by Friday, December 18th.

City of Boynton Beach Utilities Statement. We were advised by the City of Boynton Beach that there may have been an issue with the Auto Pay function for certain utility accounts. Please check your bills dated 10/20/20 and 11/16/20 for correct processing. Some past due amounts will be deducted in the next billing cycle. If you have questions regarding your account, please contact Customer Service at 561.752.6300.

OFFICE CLOSED

The Office will be closed Friday, December 25th to celebrate a Very



HO HO HO! Happy Holidays and a Joyous and Healthy New Year to all our residents and family.

Office Staff

Patty OConnor

Vickie Ouellette

Donna Andrews



PASSED RESIDENTS

We are sad to report that the following resident has passed away and will be missed by our Community.

Peggy Marmone

4215 Meadow View Drive

ACTIVITIES COMMITTEE December 2020



The holiday season is a perfect time to reflect on our blessings and seek out ways to make life better for those around us!

Don't ever regret a day in your life; good days give happiness, bad days give experience, worst days give lessons, and BEST days gives memories.

On a final note: I'm trying to get in the holidays spirit but the dam bottle won't open!

As I am writing these lines, I am still in Quebec looking out my window watching the snow falling, to be honest it is very beautiful, however it's the Florida sun I am seeking. If everything goes as planned, we should be there by the time you read this newsletter. The car left on a float and we are flying in on Friday, November 27th, I can't wait to get there and enjoy a wonderful warm winter.

I really hope that many seasonal residents will be able to come down and enjoy the winter with us.

We know that the Corona Virus is still very active and we have to ensure we maintain our social distancing at all times. So, as I previously mentioned in the November newsletter, all activities are at a standstill with the exceptions of a few like; Water Aerobics, Shuffle Board and Petanque. We are also planning on having a Meet & Greet to collect gift for the Children as we have done in previous year, please see the details below. I asked you to keep an eye for Notice that could be place at the entrance of the clubhouse to announce an activity or event; we never know what idea we could have.

I would like to say Thank You to volunteers that worked for the community this summer and fall. I know that Linda and Mike Eggleton have been busy with the pool and the Library that is now open 2 days a week and a strict schedule. Also, Thank You to the volunteers that managed the water aerobics.

No Activities meeting will be held in December however if you have any idea you would like to propose and are feasible even with the Corona Virus, please let me know. Our committee members can review them and see how it can be managed.

I want to give a special Thank You to Beverly Hurlburt for preparing the Newsletter and Calendar every month!



Looking forward to seeing you all!

Hélène ☺

PS: If you would like to have information on an activity in the newsletter/calendar, you must forward me the information by the 20th of the month to helene.pierre@videotron.qc.ca or come and see me at 4094 Sandpine Circle.



Sunday, December 13th, TBE Holiday Toy Drive hosted by Donna & Bruce Andrews and Hélène Murphy & Pierre Hacala outside the Clubhouse from 2:00PM to 4:00PM. Bruce will be playing music for entertainment. We will have drinks and snacks for your pleasure. Again this year, we will be collecting gifts for children at the event. The gifts will be given to a local church in Boynton Beach. Clothes, underwear & socks, educational toys, and gift cards, as well as toys, would all be greatly appreciated. Gifts should be wrapped and labeled with age, size, gender and anything else you think would help volunteers find the right child for your gift. As we have to maintain social distancing, it is very important that we are not more than 10 persons at the same time. Please be generous and bring a gift for a less fortunate child.

Our Weekly Activities for December

Monday: Water Aerobics 9:00AM

Tuesday:

Wednesday: Water Aerobics 9:00AM

Thursday:

Friday: Water Aerobics 9:00AM

Hélène Murphy
Activities Director