



Tropical Breeze Estates

4280 Mockingbird Drive
Boynton Beach, FL 33436

Phone: (561) 732-4878 • Fax: (561) 732-6577
E-mail: tbe.bb@comcast.net
March 2021

PRESIDENT'S CORNER

Just a reminder to return your official ballot to the office. Please drop it into the official ballot box outside the office door during business hours or into the white mailbox next to the doors after hours. Deadline is March 3rd, 2021.

Please refer to the Palm Beach Florida document included in this newsletter concerning Emergency Order Number 2021-002 for the latest COVID-19 directives. You can also call the Florida Department of Health (covid-19 hotline) at 1-866-779-6121 for up to date information where I was informed that CDC guidelines for masks and social distancing are in effect. Please stay safe and look out for one another.

Please do not stop the PROTEK workers when they are in the park as they have many houses to spray and must adhere to the schedules they have. Please ensure that you let Donna or myself know if you were registered to have your house sprayed and that Protek failed to do so. We will call the company for you.

Stout & Sons embellished the area around the compound by putting in black mulch, cleaning the ficus trees, removing dead branches, removing non ficus trees, removing the vine and cleaning up areas under ficus. We hope you appreciate the work they have done.

Feel free to contact me should you have any questions or comments.

Helene Bond
President Pro Tem

SECRETARY'S REPORT

Please find attached the minutes of our February 18, 2021, board meeting.

Remember that shareholders will have until March 3, 2021, to submit the ballots. If you have not received a ballot please contact the office. Many thanks to you who have already submitted ballots by mail and in person.

Our Annual meeting will be held on March 4, 2021. (Please contact the office if you do not receive the invitation to this virtual meeting.)

We will open the meeting at 1:00 p.m., then recess to allow the Elections Committee time to tally the votes at the clubhouse. We will reconvene our virtual meeting at 7:00 p.m. to learn the results of the vote and to complete the Annual Meeting.

If you decide to monitor any of the vote count at the clubhouse you will be required to wear your badge and mask. One person will be allowed in at a time. I will be in the library to greet you.

Cindy Miller
Secretary

FINANCE REPORT

TBE Comparative Revenue & Expense Statement

as of items posted January 31, 2021

	YTD Actual	2020-21 Budget YTD	Variance
Revenues			
Owner Revenue	\$409,935	\$341,330	\$68,605
Owner Revenue Other	\$6,843	\$8,170	-\$1,327
Misc. Revenue	\$11,750	\$2,290	\$9,460
Total Revenue	\$428,528	\$351,790	\$76,738
Expenses			
Administration	\$27,427	\$24,890	-\$2,537
Insurance	\$21,036	\$24,170	\$3,134
Maintenance	\$158,080	\$170,030	\$11,950
Office	\$37,102	\$39,540	\$2,438
Taxes	\$6,234	\$7,160	\$926
Utilities	\$32,815	\$65,990	\$33,175
Replacement Reserves	\$3,755	\$4,000	\$245
Total Expenses	\$286,449	\$335,780	\$49,331
Net Income	\$142,079	\$16,010	\$126,069

Adj. Owner Reserve Assessment	-\$19,200	-\$19,200	
Adjusted Net Income	\$122,879	-\$3,190	\$126,069

Jacques Lacourse, Finance Director
Sylvain Pouliot, Treasurer



DEVELOPMENT REPORT

We have ten (10) projects:

- 4103 Meadow View - carport and front canopy has been completed.
- 4104 White Pine Dr – small concrete pad to replace patio blocks – completed.
- 4256 Bob White – replace front windows and siding, north end – completed.
- 4094 Sandpine Circle – concrete patio addition – completed.
- 4004 White Pine Dr – replace patio blocks with concrete – completed.
- 4306 Bob White – new shed under car port – under construction.
- 4106 Bob White – deck replacement – completed.
- 4230 Meadow View Dr – enlarge back patio (concrete) – completed.
- 4152 Mission Bell – driveway enlargement 42x102 – not started.
- 4084 Sandpine Circle – remove patio blocks and replace with concrete – completed.

Board Meeting Tuesday, Feb. 16th, 2021 – Discussion and Decision

Petanque project. In the 20/21 budget there is a line item of \$7000.00 to be used for concrete foundation at the petanque courts. It was agreed on by all attending board members, 8-0 that we shall proceed to complete this budgeted item which is the end of the work on these courts. Any future work must be presented to our community as a project to be voted on.

I have made contact with the low bid contractor, G&H to discuss the final dollar amount and contract signatures. A ½ inch electrical conduit will be placed under the concrete pad on the north end for possible future lighting.

Mike Ivey
Development Director

OPERATION'S REPORT

- Mulch had been added around the ficus hedge in the maintenance yard
- Some small improvements will also be made to the grounds – more to come on that
- Reminder to all residents to please get someone (a person of authority) to take care of their home while they are gone for the summer – it's never too soon to start thinking of this.
- The office needs to be informed through the paperwork with a phone number about who to contact in an emergency for the property and who will be responsible for the cleanup in their yard/house while away for many months.

Reminder of Rule # 7- which reads 'Shareholder(s)/Owner(s), guests and renters shall put out rubbish and garbage containers after sundown the night before pick-up and return empty containers to their proper storage area as soon as possible after pick-up. All containers must be stored out of sight from the street. Yard foliage must be disposed of in accordance with the policies of the Palm Beach County Solid Waste Authority.

*Jeanine Sillaway
Operations Director*



to Remember:

- **IMPORTANT Shareholder(s)/Owner(s) Meetings**
 - **Annual Meeting Thursday, March 4th, 2021**



FROM THE

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

VOTE VOTE VOTE

All ballots for this year's Annual Meeting (Budget and Amendments) **MUST BE RECEIVED BY MARCH 3rd, 2021.**

Any ballots received after that date will be marked "disregarded", not opened and marked late arrival.

OFFICE CLOSED

Until further notice, the Office is closed to foot traffic. Please call **561.732.4878** or email tbedesk@comcast.net for assistance with your usual requests. Only one person is allowed in the Office at a time.

PROTEK – Interior Home Spraying

Inside home spraying is scheduled for Thursday, March 25th. Notifications to the Office for Protek inside services **must be received** by Friday, March 19th. PLEASE do not stop the driver when he is here—if you are not on the list you will not be sprayed. Thank you.

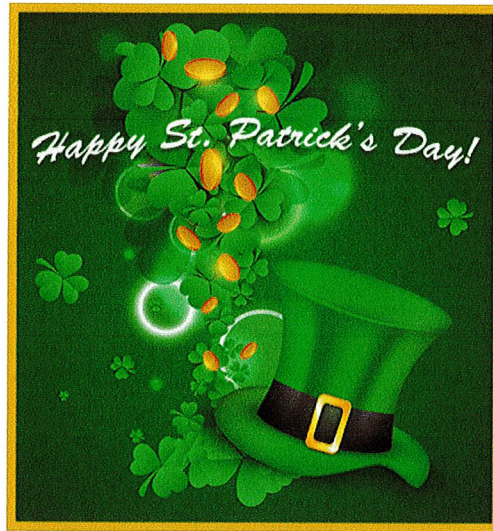


Daylight Savings Time

Daylight Savings Time 2021 in the United States in Florida will begin on Sunday March 14, 2021 and end on Sunday November 7, 2021

Office Staff
Patty OConnor
Vickie Ouellette
Donna Andrews

ACTIVITIES COMMITTEE March 2021



Happy St-Patrick Day!

March is on our doorstep which means that winter is soon going to be on his way out. I wish I had better news and tell you that there would be all kinds of activities this month, however we are not there yet. In this time of Covid 19, here are a few words to live by!

We live in a wonderful world that is full of beauty, charm and adventure. There is no end to the adventures that we can have if only we seek them with our eyes open. Smiling is definitely one of the best beauty remedies. If you have a good sense of humor and a good approach to life, you are enjoying it to the fullest.

These are lessons we learn as we live every day:

Don't wait for someone to bring you flowers. Plant your own garden and decorate your own soul.

Before you talk, listen! Before you react, think! Before you criticise, wait!
Before you pray, forgive! Before you quit, try!

In life, don't walk in front of me... I may not follow. Don't walk behind me... I may not lead. Walk beside me... just be my friend

In February, we had our Lasagna Dinner and we served 70 residents, it was appreciated by all. A special Thanks you to the residents that took time to write me a little note of appreciation!

Sadly, we had to cancel our Burritos Breakfast, although it was cancelled, I want to say thank you Joan & Bryan for planning it.

In March, we will have our usual Rib Fest on March 6, hosted by Joan and Bryan Livengood. Hope you had a chance to purchase your tickets. We are not sure if any other events will be held, just make sure to look at the sandwich board at the entrance of the park.

Hélène Murphy ☺
Activities Director

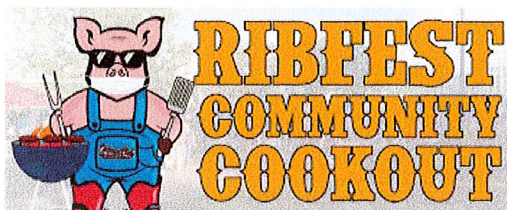


A special THANK YOU to all the volunteers that made February so special for all of us!

If you would like your activity to be in the newsletter/calendar, make sure to send me all the information by the 20th of each month to helene.pierre@videotron.qc.ca or come and see me at 4094 Sandpine Circle.



Here is the event planned for March!



Tuesday, March 6th, TBE Ribs Fest hosted by Joan & Bryan Livengood
Please ensure you look at the time on your ticket to enable us to follow CDC guidelines. This meal will be served on a Takeout basis only.

Hélène Murphy
Activities Director



**EMERGENCY ORDER NUMBER 2021-002
PALM BEACH COUNTY COVID-19
EXTENSION OF FACIAL COVERINGS DIRECTIVE**

WHEREAS, COVID-19, a respiratory illness caused by a virus that spreads rapidly from person to person and may result in serious illness or death, constitutes a clear and present threat to the lives, health, welfare, and safety of the people of Palm Beach County; and

WHEREAS, on March 9, 2020, Governor Ron DeSantis issued Executive Order 20-52, declaring a state of emergency for the State of Florida as a result of COVID-19; and

WHEREAS, on March 13, 2020, pursuant to Section 252.38(3)(a)(5), Florida Statutes, Palm Beach County declared a local State of Emergency due to the Coronavirus pandemic, which has since been extended in accordance with applicable law; and

WHEREAS, on March 24, 2020, Governor Ron DeSantis also issued Executive Order 20-83 directing the State Surgeon General and the State Health Officer to issue a public health advisory for senior persons and persons that have a serious underlying medical condition that places them at a high risk of severe illness from COVID-19 to stay at home. Such conditions include, but are not limited to, chronic lung disease or moderate to severe asthma, serious heart conditions, immunocompromised status, including those in cancer treatment, and severe obesity; and

WHEREAS, Governor Ron DeSantis has issued a number of subsequent Executive Orders in response to the COVID-19 pandemic, including Executive Order 20-112, a Phase 1: Safe Smart Step-by-Step Plan for Florida's Recovery, under which the Governor re-opened certain businesses, and Executive Order 20-120 which, among other things, served to include Palm Beach County under Phase 1, and Executive Order 20-123, in which the Governor extended and brought all Florida counties into Full Phase 1; and

WHEREAS, Palm Beach County operated under Phase 1 from May 11, 2020 to September 4, 2020, in accordance with Executive Orders 20-120, 20-123 and Order 20-139, and on September 3, 2020, Governor Ron DeSantis authorized Palm Beach County to move to Phase 2 of the *Safe. Smart. Step-by-Step. Plan for Florida's Recovery*; and

WHEREAS, the County Administrator determined that it was necessary and appropriate to issue an emergency order authorizing additional business re-openings in accordance with the

direction of Governor DeSantis and Step 1 of the *Incremental Phase 2 Re-Opening Plan* and Emergency Order 2020-024 was issued for that purpose on September 4, 2020; and

WHEREAS, on September 25, 2020, Governor DeSantis issued Executive Order 20-244 moving all of Florida's counties into Phase 3. This order authorized all businesses to be open with minimal restrictions; and

WHEREAS, in response to the Governor's Executive Order 20-244, the County Administrator, on September 29, 2020, issued Emergency Order 2020-028 repealing all prior emergency orders with the exception of Orders 2020-012 (facial coverings) and 2020-017 (enforcement). Order 2020-028 allowed all businesses and establishments to reopen with adherence to the facial covering order, social distancing, and enhanced cleaning protocols, and indicated that pursuant to Governor DeSantis' Executive Order 20-244, COVID-19 related collection of fines and penalties upon individuals is suspended; and

WHEREAS, the Centers for Disease Control and Prevention (CDC) has affirmed that cloth face coverings are a critical tool in the fight against COVID-19, citing increased evidence that cloth face coverings help prevent people who have COVID-19 from spreading the virus to others and evidence that masks also help reduce the inhalation of virus-laden droplets by the wearer; and

WHEREAS, the CDC continues to recommend the use of face coverings, the practice of social distancing, and enhanced cleaning and disinfection to prevent COVID-19 spread; and

WHEREAS, the County Administrator issued Emergency Order 2020-012, **Additional Directive on Wearing of Facial Coverings**, on June 24, 2020 mandating the wearing of facial coverings in all businesses, establishments, and in public spaces. The order also required retail establishments and restaurants to post signage containing information regarding sanitization, social distancing, and facial covering requirements. This order, as extended, will expire on February 19, 2021 at 12:01 a.m., unless further extended; and

WHEREAS, considering the most current data on COVID-19 spread in Palm Beach County and throughout the nation, the County's Phased Restart Resurgence Indicators, the CDC recommendations on wearing of facial coverings, and the reopening of all Palm Beach County businesses, establishments, and public schools, the County Administrator has determined that it is in the best interest of the County to protect the health, safety, and welfare of its residents and visitors at this time to extend Emergency Order Number 2020-012 as set forth herein.

NOW, THEREFORE, IT IS HEREBY ORDERED pursuant to Palm Beach County Code Chapter 9, Article II, Section 9-35, as well as the authorities granted to me by Declaration of Emergency issued by Governor DeSantis in Executive Order 20-52, by Chapter 252, Florida Statutes, by the Board of County Commissioners, by the Palm Beach County Comprehensive Emergency Management Plan, and as otherwise provided by law, I hereby order as follows:

1. **Recitals.** The foregoing recitals are hereby incorporated herein by reference.

2. **Extension.** Executive Order 2020-012 is hereby extended until 12:01 a.m. on March 19, 2021.
3. **Conflicts.** Any provision(s) within this Order that conflict(s) with any state or federal law or constitutional provision, or conflict(s) with, or are superseded by, a current or subsequently-issued Executive Order of the Governor or the President of the United States, shall be deemed inapplicable and deemed to be severed from this Order, with the remainder of the Order remaining intact and in full force and effect. To the extent application of some or all of the provisions of this Order is prohibited on the sovereign land of a federally or state recognized sovereign or Indian tribe, such application is expressly excluded from this Order. The provisions of this Order shall supersede the specific provisions of any previously issued County Emergency Order that is contrary to or in conflict with this Order.
4. **Effective Date.** This Order shall be effective as of 12:01 a.m. on February 19, 2021.

PALM BEACH COUNTY

By: 
County Administrator

2/18/21
Date

APPROVED AS TO
LEGAL SUFFICIENCY

By: Denise Marie Nieman
County Attorney

ATTEST

CLERK & COMPTROLLER

By: 



Tropical Breeze Estates, Inc.
4280 Mockingbird Drive
Boynton Beach, Florida 33436
(561)732-4878 - (561)732-6577 FAX
Email: tbeoffice@comcast.net
Board of Directors Virtual Meeting
Thursday, February 18, 2021

1. Helene Bond, President Pro Tempore, called the meeting to order at 7:10 p.m.
2. Helene Bond led us in the Pledge of Allegiance.
3. Roll Call of the Board:
Helene Bond, President Pro Tem
Mike Eggleton, Vice-President
Sylvain Pouliot, Treasurer
Cindy Miller, Secretary
Jeanine Sillaway, Operations Director
Jacques Lacourse, Financial Director (absent)
Mike Ivey, Development Director
Len Johnson, Facilities Director
Helene Murphy, Activities Director
4. Helene Murphy, seconded by Mike Eggleton, made a motion to approve the minutes of the Thursday, December 17, 2020, board meeting. Motion approved.
5. Treasurer's Report - Sylvain Pouliot
 - a. Revenues are on course with our approved budget.
 - b. Expenses are running lower than expected due to low maintenance costs. This has given us a balance in the expense account of \$50,000.00.
6. Secretary's Report - Cindy Miller
 - a. Almost half of our ballots have been received (125 at this date), and all are due by March 3rd. On March 4th the Annual Meeting will begin at 1:00 p.m., then recess to allow the special session of the Election Committee to count the votes for the budget and amendments. Our meeting will reconvene at 7:00 p.m. to report their findings and complete our meeting.

- b. Due to COVID 19, and some on our Election Committee unable to be in Florida, Michel Hacala graciously will head the Elections Committee this year and has a committee of experienced and novice members to complete the vote tallies. They are Diane Beaupre, Donna Granda, Bev Hurlburt, Gilles Lafreniere, Bryan Livengood, and Linda Sauve. Many thanks to all for their commitment to our community.

7. Directors' Reports:

- a. Finance – Sylvain explained that while a reserve study is due on all common areas study. This will be substantial savings to our community so many thanks to Sylvain, Jacques, and their Ad Hoc Committee for the Reserve Study.
- b. Development – Mike Ivey shared information about concrete slabs and carport work either completed or continuing. Locations currently are on Meadowview and Bob White.
- c. Facilities – Len informed us that Vortex has installed our new security system, and that ADT will now be cancelled.
He also shared that Palm Beach County does not consider our crosswalks a priority at this time so he will continue to pursue this with monthly calls and continue to work on this from the perspective of the needs of a retirement community.
Lake Worth Drainage works with Palm Beach County on the drains along Mockingbird. Pictures have been sent to parties involved about the problems of the sinkholes behind our residences on that side of the community.
He is getting quotes for chain link fencing to replace our ficus around the storage and service building area. Still waiting for costs for 8 ft. fencing. This quote is part of the study to replace the aging and neglected ficus shrubs.
A quote is also forthcoming from Stout and Sons Landscaping for grading and leveling of the storage and service area.
To facilitate the work of the storage area, Len will work with Patty O'Connor, our office manager, in the management of rentals in that area.
- d. Operations - Jeanine has sent several letters of violations to residents who have not responded to complaints regarding clean up of the area around their homes, or for derelict vehicles. Many issues have been resolved, even though we still have many neighbors who are unable to reside here in Florida this year due to COVID. (A note she made to all was to make sure each resident has on file a resource person to contact locally for issues which may arise in the owner's absence. This is required by our Bylaws but is often a forgotten task.)
She highlighted other properties requiring her to work with management companies, attorneys, and/or code enforcement.
She reported two more homes sold, and another has been rented. All screenings and interviews have been successfully completed by Jeanine and her committee.
- e. Activities – Helene Murphy has reported that we have been able to reopen the pool area in a limited way.

We will have our take-out lasagne dinner on Saturday, February 20th. The Rib Dinner will require the tickets to be obtained on Wednesday, February 24th, for the take-out dinner on March 6th.

At this time, due to COVID 19 concerns, she reports that further activities must be curtailed.

8. Old Business-

Mike Eggleton made a request that any concerns regarding ProTek go to the office. Both he and Helene Bond said many residents were stopping workers who are unable to assist them with their various issues "on the fly." This impedes the work of ProTek employees as well.

Mike Ivey reported that G & H Concrete Corp. has been contacted to move forward on the work of the Petanque base agreed upon in last year's budget in the amount of \$7,000.00. The Board agreed that this approved project should move forward as planned. The work will begin as soon as possible, including conduit for any future electrical work for lighting. Any further work on the Pentanque Court will move forward only with the approval of the residents of TBE.

Mike also mentioned a proposal submitted for future consideration for a concrete slab to be poured for a pickleball the length of the shuffleboard court. This is an item to be catalogued with others for future consideration.

Helene Murphy wanted to visit the yard waste concerns. Our Bylaws under Rules on page 32., Item #7 "Shareholder(s)/Owner(s), guests and renters shall put out rubbish and garbage containers after sundown the night before pick-up and return empty containers to their proper storage area as soon as possible after pick-up. All containers must be stored out of sight from the street. Yard foliage must be disposed of in accordance with the Palm Beach County Solid Waste Authority. (Amended 3/7/96.)

The Board would respectfully ask that residents try to apply the regular rubbish and garbage collection rules to the Saturday yard waste collection as well. This would require that you keep your yard waste out of sight on your property until Friday evening.

9. New Business – At this point the Secretary's report was given, but I returned that report to its logical position as Item #6 for the purposes of this report.
10. Helene Murphy made a motion, seconded by Len Johnson, to adjourn the meeting at 7:45 p.m.
11. At this time, we allowed comments from the floor as submitted through the chat space for this virtual meeting.

A question was asked whether there were active COVID 19 cases reported in TBE, but none have been reported to the office at this time.

There was discussion of a security camera installed at the entry to TBE. We have discussed this issue annually but have found that the video must be monitored, and the attendant costs are prohibitive. Some residents have installed their own security cameras and those seem to be cost effective; especially since one can monitor his/her property from virtually anywhere.

A security gate was suggested, but again, we run into the fact that our roads are not our community roads so that if we have a private gate, we must take on the expense of the maintenance of our roads. We would need at least seven car lengths of private entry to allow for a gate and we have private properties located before that distance.

We will revisit the thoughts about replacing the pool cover. We need to review the costs savings of chemicals and heater use versus the work of opening and closing the cover daily and the continual replacement costs for the covers. In other words, is it worth it to have a pool cover in Florida? Len will advise.

Discussions ended at 7:55 p.m.

Respectfully submitted by Cindy Miller, Secretary

Next Meeting,
Shareholder(s)/Owner(s) Annual Meeting
March 4, 2021