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## Tropical Breeze Estates

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4280 Mockingbird Drive  
Boynton Beach, FL 33436

Phone: (561) 732-4878 • Fax: (561) 732-6577  
E-mail: [tbe.bb@comcast.net](mailto:tbe.bb@comcast.net)  
December 2017

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### PRESIDENT'S CORNER

Greetings to all Shareholder(s)/Owners from the Board of Directors, welcome those who are returning for the winter season. We wish you a most enjoyable Christmas and a Happy New Year in the Holiday season. Information is being provided by the Board in the December TBE 2017 Newsletter.

Just a reminder, we, as an H.O.A. community lives under by-laws, rules and regulations that were adopted by a majority vote of the owner(s)/shareholder(s) throughout the conception of Tropical Breeze Estates, Inc. Please see the general information section concerning mowing along the canals and the dog walkers issue and the important information section listing Amendment changes submitted to date at the back of the newsletter.

Throughout the year Amendments to the Governing Documents of the Association may be accepted by the office and the deadline set for accepting all amendments will be ten (10) days prior to the General Meeting in January of 2018. The Board of Directors will send all amendments submitted to the Corporation's Law Firm, Kaye Bender Rembaum, PLLC, Attorneys at Law, Peter Mollengarden Esq. Any amendments submitted that do not conform to Florida State Statutes or be considered not to be in the best interest of the Corporation as decided by the law firm, will not be placed on the ballot.

Proper procedure for submitting amendments are outlined in the current bylaws on pages 18 and 19. Please review the instructions.

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Nominations from eligible persons to the Board of Directors must be submitted or provided in writing to the office of Tropical Breeze Estates ten (10) days prior to the general meeting which is scheduled to be held on the third (3<sup>rd</sup>) Thursday in January of each year.

There will be five (5) positions open on the Board of Directors for nominations for the five positions expiring effective with the vote count in March of 2018.

ALL AMENDMENTS AND NOMINATIONS MUST BE TURNED IN BY  
JANUARY 7<sup>TH</sup> 2018

Thanks

*John Cyrilla (for Board)  
President*

**SECRETARY'S REPORT**

Draft minutes (subject to approval by the Board) from the November 16<sup>th</sup> meeting attached.

*Sandy Davis  
Secretary*

**TREASURER'S REPORT**

- Balance sheet report as of 11-22-17

<b>OPERATING CASH</b>	
Palm Beach County	\$10,000.00
PNC Bank – Operating 1356	\$126,558.53
PNC Bank – Payroll 1364	\$5,482.31
<b>Total Operating Cash</b>	<b>\$142,040.84</b>
<b>RESERVE FUND CASH</b>	
PNC Bank Reserve 1416	\$87,210.53
Wells Fargo – Activities Fund	\$15,660.00
<b>TOTAL TBE CASH ON HAND</b>	<b>\$224,911.37</b>

**Notes:**

Our account receivables are \$9,476.96  
Accounts payable are \$23,490.23

*Colby Clendenng  
Treasurer*



## DEVELOPMENT REPORT

I hope everyone had a great summer and fall. I want to thank this hard working board that was here all summer and fall for the great work they did in taking care of TBE.

Since my last report we have 5 new projects that home owners have applied for TBE permits and the ones that are still under way from the fall.

I want to thank everyone that has submitted applications and drawings for the projects taking place in TBE. They all were very well done and complete.

We have a lot of small and large projects going on in the park. One new home has been occupied with new residents. One more new home is about ready to be moved into and another new home in the process of being built. Two more new homes will be built very soon. The existing homes will be demolished so there new homes can replace them.

I would like to take this time to remind everyone that in planning to start a building project, pick up the forms at the office and fill them out in advance of starting your project. Projects that are completed without a permit from Palm Beach County could result in fines or having to remove the project. If you were trying to sell your home and an inspection was required by the firm lending the money this would all have to be addressed before you can sell. Remember the county does take aerial photos of your property.

If you need any assistance in completing the forms (New Home, Renovation and New Construction Permit), my committee and I are here to help you through the TBE application process. I want to thank Mike Eggleton, Pierre Hacala and Archie LaFontaine for serving on my committee.

If anyone has any new ideas or projects they would like to see in the park or changed please give me a call.

Thank you

*Brian Hamor (207 266 0998), 4077 Bougainvillea Rd)  
Development Director*



**to Remember:**

- **Activities Meeting Tuesday December 5<sup>th</sup> at 7:00 PM**
- **Board of Directors Meeting Thursday December 14<sup>th</sup> at 7:00 PM**



**FROM THE**

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

**ATTENTION SHAREHOLDER(S)/OWNER(S)**  
**Important Shareholder(s)/Owner(s) meetings:**  
**General Meeting – Thursday January 18, 2018**  
**Annual Meeting – Thursday March 1, 2018**

**Nominations from eligible persons to the Board of Directors must be submitted or provided in writing to the Office ten (10) days prior to the General Meeting.**

We welcome back our newly arrived seasonal residents. Please be sure to come to the Office to sign in so we can ensure your communications are received while you're here at TBE.

Reminder ACH payments are quick and easy to set up to process your maintenance assessments. Just come to the Office with a voided check and complete the form – PRESTO – no more worries about future payments.

Please remember to advise the Office any time you change your banking institution. There have been recent incidents where maintenance payments were not able to be processed due to incorrect bank institutions.

Please welcome our new advertisers and thank them for supporting our Newsletter.

Julie Lavoie, Realtor #1 Mobile Home Seller in Palm Beach County  
and

Pat Fowler, Realtor Florida Premier Realty, Year Round Realtor

To all our residents Happy Holidays and a Joyous and Healthy New Year.

*Office Staff*

*Patty OConnor*

*Vickie Ouellette*

*Donna Andrews*



Hello everyone, December is already here with all its bells and whistles. Santa is hard at work in his workshop in the North Pole checking his list twice to see who was naughty or nice. I hope that the Holliday Season will bring everyone Comfort & Joy

The Activities Committee want your participation in bringing back or creating new activities this year. Our next meeting will be held Tuesday, December 5<sup>th</sup>, at 7:00PM, so please come and join us at the Clubhouse to exchange ideas and create new events. I look forward to seeing all of you.

Although November was a quieter month waiting for our friends to arrive, we had a few events that were appreciated by residents like the Breakfast, the Lady's Luncheon and finally the Thanksgiving Dinner. We had over 120 people attending the dinner. Thank you so much to the residents for making this event a great success. Thank You also to my wonderful husband, Pierre and our Team for helping me preparing and serving the dinner.

This month, we will enjoy more events and we hope to see as many residents as possible attending.

We will also decorate the Clubhouse for Christmas and we will need elves to help us. A date has not yet been decided; however a sign-up sheet will be posted at the Clubhouse giving all the details shortly. If anyone would like to take the lead, it would be appreciated.

Hélène Murphy



November was a quieter month but with great activities!

Pancake Breakfast with Bob Banasack and his team, great food and conversation!

Ladies Luncheon hosted by Judy Luczynski

Thanksgiving Dinner hosted by Helene & Pierre and her great team (Diane & Réjean, Danielle & Renaud, Louise & Richard and France and a special Thank You to our 50/50 ticket sellers, Louise & Réal. The event was a great success!

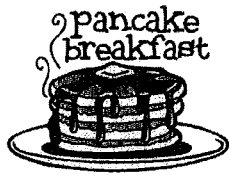
I want to give a special Thank You to Beverly Hurlburt for preparing the Newsletter and Calendar every month!



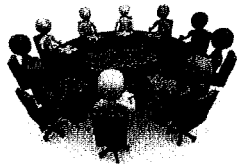
Here is a list of events that are planned for December and early January



Christmas Decorating at the Clubhouse. We will decorate the Clubhouse and our park. Bruce and Donna Andrews will be responsible for the Christmas decorating. This activity will be held **Wednesday December 6<sup>th</sup> at 10:30 am.** Many TBE elves will be needed. Come join in the Holiday Fun.



**Saturday 2<sup>nd</sup>** Pancake Breakfast 7:30 to 10:00AM, only \$4.00 YUM YUM!



**Tuesday 5<sup>th</sup>** Activities Meeting at 7:00PM in the Clubhouse. Put your thinking cap on and bring some ideas.



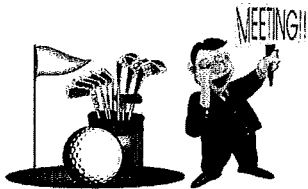
**Saturday 9<sup>th</sup>** Ladies Luncheon at **11:30AM**, at the Longhorn Steak house on Congress hosted by Mary Ann Hanes and Joanne Swadlo. There will be a gift card exchange, \$10.00 value for participants wishing to be part of the exchange. A sign-up sheet is at the Clubhouse to sign-up for this event – deadline is December 2<sup>nd</sup>.



**Sunday 10<sup>th</sup>** Annual Christmas Meet and Greet hosted by Donna & Bruce Andrews at the Clubhouse from 5:30PM to 7:30PM. See the sign-up sheet on the bulletin board.



**Wednesday 13<sup>th</sup>** TBE Veteran's Luncheon at the American Legion Hall, at Noon.



**Thursday 14<sup>th</sup>** Golf organizational meeting at the Clubhouse 3:00PM. Come and sign-up.



**Friday 15<sup>th</sup>** **NEW NEW NEW** Happy Hours at the Clubhouse from 4:00 – 6:00 PM. Bring your own booze and a snack to share with your friends and neighbours. We really hope to see a lot of residents!



**Wednesday 20<sup>st</sup>** New Year's Dance tickets will be sold, owners 2:00PM, renters and guests 2:30PM. Badges are required to purchase tickets, cost \$15.00





**Wednesday 27<sup>th</sup> Back by popular demands** Koffee Klutch, join your neighbors for some Java and friendly conversation the last Wednesday of every month from 10:00AM to 11:00AM hosted by Jackie & Judy. Sign-up sheet will be posted on the Bulletin Board. **Bring your own cup.**



**Saturday 31<sup>st</sup> New Year's Eve Dance** 8:30 to 12:30 PM. The Live Band, Main St. will be playing for your enjoyment.

Do not forget to look at the back of your calendar for the weekly events that have already started.



**Sunday, January 1<sup>st</sup> New Year's Day** parade at 11:00AM at the Clubhouse, organized by Catherine & Brian Hamor. Theme for this year parade is LEND A HELPING HAND.

**Tuesday, January 2<sup>nd</sup> Ladies Luncheon** 11:30AM

**Tuesday, January 2<sup>nd</sup> Activities Meeting** at 7:00PM in the Clubhouse

**Wednesday, January 3<sup>rd</sup> Pétanques Organizational Meeting** 6:30PM

**Thursday, January 4<sup>th</sup> Men's Golf League** starts 8:00AM

**Friday, January 5<sup>th</sup> Shuffle Board Organizational Meeting** 9:00AM

**Friday, January 5<sup>th</sup> Bible Study** Begin 10:00 AM at the Clubhouse

**Saturday, January 6<sup>th</sup>** Pancake Breakfast 7:30 to 10:00AM, only \$4.00

**Sunday, January 7<sup>th</sup>** BINGO, doors open at 5:45PM

**Tuesday, January 9<sup>th</sup>** Free Turkey Soup at 12:00, Noon

**Tuesday, January 9<sup>th</sup>** Line Dancing classes begin 4:00PM

**Wednesday, January 10<sup>th</sup>** French/English classes 9:00AM

### **Annual Christmas Meet & Greet**

The Meet & Greet will be held Sunday, December 10<sup>th</sup>, at 5:30PM

Welcome! The Holiday Season is again upon us and the spirit of Christmas is embracing us. Gather around, sing and celebrate together at this annual festival of good cheer and fellowship. We would like everyone to bring wrapped gifts for a less fortunate children indicating if the gift is for a girl or a boy and the age the gift would be appropriate. Bring an appetizer or dessert to share and join old and new neighbors alike at our clubhouse. See the sign-up sheet on the bulletin board. **Merry Christmas!**

### **TBE Veterans Meet and Greet**

We will meet at the American Legion Post December 13<sup>th</sup> 2017 at 1200 hr. Bruce Andrews will be there playing songs to get us in the Christmas spirit. There will be a lunch as usual and drinks at the bar (cash only).

Let's have a little fun this year and bring a gift to exchange at a Yankee Swap with a \$10.00 limit on the gift. Joke gifts are OK. If you know of any Veterans that have never attended, please bring them along. All Veterans are welcome from any country. If you have a guest staying with you please feel free to bring them. Please try and let me know if you will be attending (207) 266 0998 or [npcr@aol.com](mailto:npcr@aol.com).

### **NEW YEAR'S PARADE - January 1, 2018**

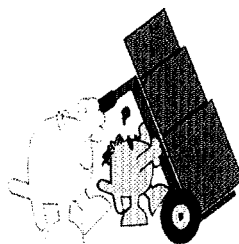
All parade participants should meet at the clubhouse at 11:00 a.m. The parade will start at 11:30 a.m.

**This year theme will be "Lend a Helping Hand"**

**It has been a hard year for people all across our countries. Floods, fires, tornadoes, hurricanes, drought and the loss of loved ones.**

We can promote this by decorating our bikes, wheelbarrows, golf carts, scooters and motorbikes with signs, flags and anything that signifies helping one another. Dress in your work clothes or fun stuff. It's all about having fun and helping one another. So let's put everything else to one side and start the New Year out right by helping our neighbors, friends and those in need.

Be creative, have fun and join in the Parade. Those of you who choose not to join us, please cheer the participants on as we weave east on Mockingbird, west on Mission Bell, east on Meadow View, west on Mission Bell, south on Bougainvillea, west on Bob White, north on White Pine and east on Mockingbird back to the Club House. Everyone is welcome to join us for snacks and fellowship after the parade at the clubhouse. For more information, please call Brian Hamor at 207-266-0998. Thank you.



### Shuffleboard News

Our upcoming season will soon be upon us once again. The organizational meeting will be held Friday, January 5<sup>th</sup> at 9:00AM at the Clubhouse. If you wish to join the league, you must attend this meeting. The Membership fee is \$15.00 per person. League play starts Friday, January 12<sup>th</sup> and runs for twelve (12) weeks ending March 30<sup>th</sup>. Anyone wanting to learn how to play, just call me at 561-732-3520 and I will be more than happy to give you some lessons. **Looking forward to another FUN season on the courts.**

Dianne B. Smith  
President, TBE Shuffle Club

### BINGO

Bingo will begin on Sunday, January 7<sup>th</sup> and run every Sunday through to the end of March.

Our standing Bingo Committee consists of Beverly, Sally, Barb and Mary Ann. Callers are Brian and John. Anyone interested in being a caller or volunteering to work the Bingo program, please notify anyone named above.

Doors open at 5:45 PM for players. Admission prices vary depending on the package you want to purchase. You have a choice of: 12 card package or more, 9 card package and 6 card package, (additional 3 card package extra). Prices will be posted on the bulletin board prior to the Bingo program starting this year. Please do not bring \$20 bills (\$10, \$5, \$1bills only).

The doors for admission will be close at 6:50PM to allow the committee to separate the money for payout of each game.

The committee will meet sometime in December to discuss games to be played and how the funds will be distributed to make the payout more enticing to the players.

**Come and have FUN with us! BINGO!!!!**

### **French Classes for 2018 - Classes d'Anglais pour 2018**

Beginning Wednesday, January 10<sup>th</sup> 2018, there will be two Conversational language classes offered every week at the Clubhouse. The 9:00 to 10:30 class will be for the residents who are fluent in basic French or English and from 10:45 to 12:00 (noon) will be for the residents who want to learn French or English as a second language. The goal of these classes is to be able to communicate in a second language whether it's English or French. In December, I will post a sign-up sheet on the bulletin board in the Clubhouse. See you there!

Lise Chalifoux

### **Notes from the Library**

Hi everyone. The Library is full of books for your reading pleasure. Thanks to Eric Fredrickson, the Library was kept in order from April to November. At the last February activities meeting, the residents present at that meeting voted to have hard cover books included in the Library. Until we have shelves in place to accommodate these New To You books, they will be located in the upper shelves of the two cabinets in the Library. There is also a selection of DVD's and puzzles. Come check everything out.

*Helene Murphy*  
*Activities Director*

# GENERAL INFORMATION

1. Mowing the areas on the South Canal and North Drainage ditch bordering Tropical Breeze Estates does not legally fall under the jurisdiction of the Association or Stout Landscaping, however a courtesy is extended by Stout Landscaping to mow the South Canal up to approximately 18 to 24 inches from the slope and our Maintenance employee Richard is mowing the North Drainage Ditch leaving the same space left near the slope. They do not do trimming in these areas due to the fact that the areas are not owned by our forty (40) some shareholder(s)/owner(s) who reside on Bobwhite and Mockingbird Drives.

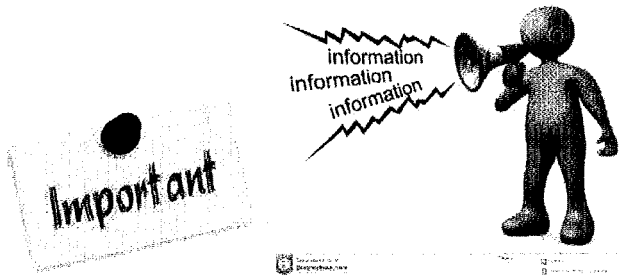
This issue was addressed in the contract negotiations for lawn care by our past Director of Facilities. When Tropical Breeze Estates, Inc. had employees on the payroll for mowing, they did in fact mow the areas above, and those owner(s)/shareholder(s) enjoyed a luxury that they were not entitled to.

The fact of the matter is that LAKE WORTH DRAINAGE DISTRICT covers the maintenance of these areas on their web site, [www.lwdd.net/canal\\_maintenance/canal-bank-mowing](http://www.lwdd.net/canal_maintenance/canal-bank-mowing). The Corporation pays our employee to mow, trim and edge our common areas that are not covered by Stout Landscaping.

Frivolous complaints that cover the issue of not being able to get to their dock because of the grass being so high on the South Canal is an issue the Board cannot resolve. Owners must be diligent and if they want areas around their dock(s) trimmed on a regular basis, it becomes their responsibility.

2. Several complaints have been registered by residents that have found dog droppings in their yards. If any resident sees a dog walker with no bag to clean up after their dog they should report the dog walker resident to the office for resolution.

John A. Cyrilla



## Amendment Change Proposals:

### 1. 11/8/17

#### Amendment Proposal #1 Covenants, Conditions and Restrictions

##### Article III – Property rights 1(b) page 2

- The right of the Corporation to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed by the members. No such dedication or transfer shall be effective without consent of two thirds (2/3) of the votes of the members, and without prior written consent of the Declarant if Declarant is the owner of one or more lots.  
In the event the Corporation should decide to transfer its water and sewer rights to a utility, the transfer shall be effective with the consent of two thirds (2/3) of the votes of the members casting a ballot on the specific issue.

Deletions, strike through –  
Additions, underlined

Reason for this change: Common sense, this change is necessary to move forward in seeking approval to change to Boynton Beach Utility's. It would allow the Corporation to discount apathetic slackers who don't vote, showing or feeling no interest, enthusiasm or concern on the issue.

Historically, many  
Shareholder(s)/Owners in TBE do not participate in elections.

J. Cyrilla/Collaboration with Board/office staff

### 2. 11/8/17

#### Amendment Proposal #2 Covenants, Conditions and Restrictions

Article XI – Prohibited Uses Section 10 page 8

- Subject to the provisions of this Declaration, Shareholders or their renters are permitted to have guests in a reasonable number (maximum of six (6) occupants), and for a reasonable period of time (maximum of fourteen (14) days) only on two (2) occasions during any consecutive twelve (12) month period ~~as may be determined by the Board of Directors. or as established in the Bylaws or rules and regulations from time to time.~~ Such guests must be “registered” in accordance with the Corporate Rules and Regulations. (amended 3/30/99)

Deletions, strike through –  
Additions, underlined

Reason for this change: Shareholders and Renters guests have increased substantially over the past few years and have impacted the Corporations water and sewage equipment capabilities to handle the influx. The Board has discussed limiting guests to help reduce wear and tear on our fragile system. We must realize our foundation is based on no more than two (2) occupants per unit in accordance with our governing documents and take necessary action not to allow our equipment and infrastructure to deteriorate beyond repair.

J. Cyrilla/Collaboration with Board/Office staff

3. 11/8/17

Amendment Proposal #3 ByLaws

- Article IV paragraph 4 page 2 – Qualification for Membership

~~Lot owners who do not choose to become members of the Corporation during the “Organizational Period” ending July 1, 1985 and later decide to do so, will pay the then current share value and be charged a service fee.~~  
All lot owners must become members of the Corporation and be required to pay the current share value.

Deletions strike through – (Obsolete)  
Additions underlined

Reason for this change: Language that has been stricken is obsolete

J.Cyrilla/collaboration with Board/Office staff

4. 11/8/17

Amendment Proposal #4 ByLaws

- Article VI – Organization paragraph 7 page 7

~~Any member of the Board who misses three (3) consecutive regular meetings without being excused will be considered to be removed from the Board.~~ Delete entire paragraph 7.

Deletions strike through –

Reason for this change: Not consistent with State Statutes. Removal of a Board member is covered by paragraph 10 page 7, which is consistent with Florida State Statutes covering Home Owners Associations.

J.Cyrilla/collaboration with Board/Office staff

5. 11/8/17

Amendment Proposal #5 ByLaws

- Article X – Financial (Common Expenses page 14)

1 c) The expenses regarding the well-field and water distribution system, and/or the sewage system, provided, however, the Board of Directors may determine not to maintain, repair or replace the well field and water distribution system and/or the sewage system, and instead obtain water and/or sewage service for TROPICAL BREEZE ESTATES from any municipal, county, state, federal or private source or supplier, the cost of which shall be a common expense borne by the individual shareholder(s)/owner(s) of each lot in Tropical Breeze Estates, Inc.

Deletions strike through –  
Additions underlined



Reason for this change: Absolutely a must to move forward on procedures for obtaining Boynton Beach Utility's and substantially reducing our budget involving the water field, water and sewage system for the Corporation.

J. Cyrilla/collaboration with Board/Office staff

6. 11/8/17

Amendment Proposal #6 ByLaws

- Article XI General Regulations and Rules

Non Member Owners – page 17 Delete entire section. (There are no non-members in the Association as of the above date) All present owners and future owners must become members of the Association.

Reason for this change: Obsolete

J.Cyrilla/collaboration with Board/Office staff

7. 11/8/17

Amendment Proposal #7 Regulations Rental Policy for Mobile Homes  
Section 14 (b) page 26.

- Any Shareholder(s)/Owner(s) desiring to rent his/her/their lot or allow guests to occupy the lot in his/her/their absence, shall be required to notify the Corporation in advance and submit a completed application for rental at least thirty (30) days in advance of occupancy with respect to those proposed tenants, and ~~ten (10)~~ at least three (3) days in advance by email, phone or other means, of occupancy by those guests expecting to occupy the lot in the shareholder/owner's absence.

(The rest of the text shall not be affected, and remain as is)

Deletions Strike through –  
Additions underlined

Reason for this change: To allow more time for guests of owner's to prepare for visit or get a better deal on transportation costs. This proposal was introduced last year but did not receive adequate votes to be approved.

J.Cyrilla/collaboration with Board/Office staff

8. 11/8/17

Amendment Proposal #8 Shareholder(s) and Renters Guest Policy page 34

- 1<sup>st</sup> paragraph – Immediate family members of Shareholder(s)/Owner(s) ~~and renters~~ may occupy a lot as guests for a period of not more than ninety–(90) days during any consecutive twelve (12) month period. For purposes of this guest policy, an “immediate family member” of shareholder(s)/owner(s) ~~or renter’s~~ shall be considered the shareholder/owner’s ~~or renter’s~~ parents, spouse, siblings, children, grandchildren, grandparents, brother-in law’s, sister-in-law’s, adopted children, step parents, step children and cohabiting partner.
- 2<sup>nd</sup> paragraph – All other guests (i.e. guests who are not defined as the immediate family of a shareholder/owner or renter as provided above,) are limited to not more than ~~thirty (30)~~ fourteen (14) days, only on two occasions during any consecutive twelve (12) month period consistent with Proposal #2 Covenants, Conditions and Restrictions Article XI prohibited uses section 10 page 8. (paragraphs 3 and 4 remain intact)

Deletions Strike through –  
Additions underlined

Reason for this change: Renters and all guests contribute nothing to Tropical Breeze Estates, Inc. expenses incurred when they visit. It’s time for responsible restrictions to be put in place to preserve any future failures of our fragile Water/Sewage systems, infrastructure and keep common areas available for use of our shareholder(s)/owner(s) to enjoy in their senior years. Prevent some who have several visitors every year and claim they are not renting weekly, by weekly, monthly. Guests have outnumbered those who pay all the bills. It has taken a toll on the community. Time for restrictions and enforcement!

J.Cyrilla/collaboration with Board/Office staff

9. 11/14/17

Amendment Proposal #9 ByLaws

- Article V – Meetings paragraph 1. Page 3

A general meeting of Shareholder(s)/Owner(s) shall be held on the third Thursday in January of each year for the purpose of discussing matters, which are proposed for voting at the Annual Meeting. Nominations ~~from~~for eligible persons to the Board of Directors must be submitted or provided in writing to the office of Tropical Breeze Estates ten (10) days prior to such meeting. No quorum shall be required at this meeting. (Amended 3/3/16).

Deletions strike through –  
Additions underlined

Reason for this change: possible typo, (from) does not make sense

J.Cyrilla/collaboration with Board/Office staff

10.11/20/17

#### Amendment Proposal #10 ByLaws

- Article VI – Organization paragraph 13 page 7

13. Inspection and Copying of Records – The official records (State Law 617.303 #4 and State Statute 720 Home Owners' Associations) must be open to inspection and available for photocopying by  
“ Remainder of the text to remain the same.”

Additions, underlined

Reason for this change : Comply with State Law

J.Cyrilla/collaboration with Board/Office staff

11. 11/20/17

Amendment proposal #11 Bylaws – Shareholder(s) and Renter(s) Guest Policy Page 34

- Two (2) immediate family members of Shareholder(s)/Owner(s) and renters may occupy a lot as guests for a period of not more than ~~ninety (90)~~ one hundred eighty (180) days during any consecutive twelve (12) month period. (Remainder of Text unchanged)

Reason for this change: Owners who still have parents.

Submitted by Beatrice Plante 03/15/17

12.11/20/17

Amendment Proposal #12 Bylaws Article VIII – Standing Committees page 11

Activities Committee ( Added 3/6/86 )

The Activities Committee shall consist of not less than three (3) nor more than five (5) Shareholder(s) Owner(s) in good standing. The President with the approval of the Board of Directors shall appoint the chair. The Chair shall be a member of the Board of Directors and appoint other committee members. It shall be the duty of this committee to: (a) Manage all park social activities including all funds accrued as a result of activity fund raisers, (b) Establish and operate a park “Welcome Team”, (c) Manage the publication of a park monthly Newsletter, (d) Manage a “Block Captain” program, (e) carry out such other duties and assignments as the Board may designate.

Additions, underlined

Reason for this change: possibly resolve issue involving control of funds

Submitted by Larry Grant 12/27/16 - (Missed deadline) last year, resubmitted on above date by phone.



# **Tropical Breeze Estates, Inc.**



**4280 Mockingbird Drive  
Boynton Beach, Florida 33436  
(561) 732-4878 Voice  
(561) 732-6577 Fax  
E-Mail: tbe.bb@comcast.net**

## **MINUTES BOARD OF DIRECTORS' MEETING Thursday, November 16, 2017**

- 1) John Cyrilla, President, called meeting to order at 7:00 p.m. and introduced our new Facilities Manager, Ron Holley.**
- 2) Pledge of Allegiance to the Flag.**
- 3) Roll call of officers**

**Present:**

Cyrilla, John, President  
Davis, Sandy, Secretary  
Duguay, Florent, Finance Director  
Gross, George, Operations Director  
Hamor, Brian, Development Director  
Holley, Ron, Facilities Director  
Murphy, Helene, Activities Director  
Sillaway, Jeanine, Vice President

**Excused:** Colby Clendenning, Treasurer

- 4) Moment of silence for residents who have passed.**
- 5) Approval of minutes of April 6, 2017 Board meeting.**

The members of the Board of Directors have read the above-mentioned minutes.

*Motion 2017-1: Helene Murphy made the motion to adopt the minutes of the April 6th, 2017 Board of Directors meeting and Brian Hamor seconded the motion. All in favor.*

- 6) Treasurer's report as of October 27, 2017 was read by Secretary, Sandy Davis, as previously printed in the November newsletter.**

*Motion 2017-2: Sandy Davis made the motion to accept the Treasurer's report and George Gross seconded the motion. All in favor.*

- 7) Directors' reports**

**a) Activities report:**

Hello to our yearly residents and welcome back to our snowbirds! Here is a list of events that were held in November and those planned for December. The famous pancake breakfast was held Saturday, November 4<sup>th</sup> from 7:30 to 10:00 a.m. Thank you, Bob, and your team for the great food! The ladies' luncheon was hosted by Jackie Luczynski on November 7<sup>th</sup> at Riggins Crab House and there was a great turn out. Thank you so much, Jackie. It was a great success!

Thanksgiving Dinner – We have a sold out Thanksgiving dinner! Thank you so much for your support! The Thanksgiving dinner will be held at the clubhouse hosted by Helene Murphy and Pierre Hacala helped by many friends on Tuesday, November 21<sup>st</sup>. Please don't forget – doors will open at 5:30 p.m.

The next famous pancake breakfast will be held on Saturday, December 2<sup>nd</sup> from 7:30 to 10:00 a.m. The cost is only \$4.00. Please come and encourage our cooks!

The first Activities meeting will be held on Tuesday, December 5<sup>th</sup> at 7:00 p.m. Please put your thinking cap on and bring ideas that you would like to share so we can have a fun year!

Early December, it would be nice to put up the Christmas decorations and the tree. I am looking for elves to participate in the set-up. I will place a sign-up sheet at the clubhouse. Thank you in advance for your participation. We want our clubhouse and park to be well decorated. If someone would like to take the lead on this project, please let me know.

The ladies' Christmas brunch will be hosted by May Ann Hanes and Joanne Swadlo at the Longhorn Steakhouse on Saturday, December 9<sup>th</sup>. If you wish to participate in the gift exchange, details are posted on the bulletin board. Ladies, don't forget to sign up for this event.

A Meet and Greet will be hosted by Donna and Bruce Andrews on Sunday, December 10<sup>th</sup>. More details to follow in the December newsletter and on the bulletin board.

We will again start an old event in December – Koffee Klatch. Veterans meet on the 2<sup>nd</sup> Wednesday of each month. There will be a New Year's Eve party and, I hope, a New Year's Day parade. More details will follow.

Please look carefully at your calendar as there are other activities that are planned. For example, the ladies' aerobics in the pool on Monday, Wednesday and Friday from 9:00 to 10:00 a.m., bible studies, etc.

Hélène Murphy, Activities Director ©

**b) Facilities report:**

- Water plant – major reconfiguration of pipes and valves due to a break.
- Lift station shut down; both pumps froze up; had to replace both and rewire the lift station.
- Main sewer line break on Cardinal Drive. Had to replace new pipe and couplers; almost two weeks to complete repairs.
- Number 4 softener had to be replaced and numbers 1,2 and 3 were re-bedded. Carbon filters had to be re-bedded (one (1) year earlier than planned possibly due to excess use of many guests of shareholder/owners).
- Library A/C quit working. Maintenance employee replaced thermostat.
- Completed repairs and renovations to our potable water filter and softener storage building just in time for Hurricane Irma. If this had not been addressed, the

building would have been destroyed. Vice President Sillaway took charge of the project.

- Sinkhole appeared next to drainage ditch on the northwest side of Mockingbird Drive. Four (4) storm drains along Mockingbird are all in need of repair and the water flow valve on the northeast end of Mockingbird needs major repairs. Solutions are still under discussion with Palm Beach County and the Lake Worth Drainage District.
- #2 irrigation well failed monthly testing five (5) times. Instructions to correct the problem were issued by Jupiter Labs and were followed by maintenance employee, Richard, and our President, John, to no avail. Amps drilling contacted and will make the alterations that will correct the problem. (#2 well is a backup well for potable water and is primarily used for irrigation.) The #2 well had to be put off-line several times during the summer.
- Some issues had to involve contacting our law firm (pool violations, two threats to sue the Association for shutting well #2 down, issues on removing unregistered person from occupancy (caretaker Mission Bell Drive), and unregistered occupancy of persons residing on Bobwhite Drive.
- Damage by Hurricane Irma was minimal to the commons areas of the Corporation and were addressed by Richard, Jeanine, John and other volunteers.

Ron Holley, Facilities Director

**c) Finance report:**

On November 1<sup>st</sup>, 2017, we currently have 23 shareholder/owners in the TBE community that are in arrears in their maintenance fees (HOA) for a total of \$11,259.96. We have payments that are on the way; however, some checks were returned because the owner had changed banks. Some letters were issued to members requesting payment. My collection department did a great job. We hope that at the next meeting date the amount will be much lower. Note: Please remember to update your banking information with the office if you change banks.

Florent Duguay, Financial Director

**Operations report:**

New owners April, 2017 to present:

April – 4 closings – 4116 Mission Bell; 4295 Mission Bell; 4044 Marigold; and 4094 Bougainvillea.

May – 1 closing – 4123 Meadowview.

June – 2 closings – 4408 Meadowview and 4101 Mockingbird.

July – 3 closings – 4067 White Pine, 4067 Cardinal, and 4186 Bobwhite.

August – 1 closing – 4408 Mockingbird.

November – 1 closing in process – 4454 Mockingbird.

George Gross, Operations Director

**d) Development Report:**

I hope everyone had a great summer and fall. I want to thank this hard working Board that was here all summer and fall for the great work they did in taking care of TBE. Since my last report, we have five (5) new projects that homeowners have applied for TBE permits and the ones that are still underway from the fall.

4104 Sandpine Circle – AMS has been contracted to build an extension onto their carport 12' x 23'.

4101 Mockingbird – Remove existing 10' x 12' building and install new 10' x 8' shed.

4094 Mockingbird - Build new 40' x 53' Jacobsen home, shed, driveway and carport. It is under construction at this time.

4196 Meadowview – Will be demolished; insurance approval is in process. No word on replacement at this time.

4267 Mockingbird – Home will be removed after Thanksgiving and a new home will replace it on December 8<sup>th</sup>. Waiting on paperwork on this project.

I want to thank everyone who has submitted applications and drawings for the projects taking place in TBE. They were all very well done and complete. We have a lot of small and large projects going on in the park. One new home has been occupied with new residents. One more new home is about ready to be moved into and another new home is in the process of being built.

I would like to take this time to remind everyone that in planning to start a building project, pick up the forms at the office and fill them out in advance of starting your project. Projects that are completed without a permit from Palm Beach County could result in fines or having to remove the project. If you were trying to see your home and an inspection was required by the firm lending the money, this would all have to be addressed before you can sell. Remember, the county does take aerial photos of your property.

If you need any assistance in completing the forms, my committee and I are here to help you through the TBE application process. I want to thank Mike Eggleton, Pierre Hacala and Archie LaFontaine for serving on my committee. If anyone has any new ideas or projects they would like to see in the park or changed, please give me a call.

Brian E. Hamor, Development Director

**8) Old Business:**

- a) **Lawn service** – The contract with Stout's allows us to contract with the same terms and conditions at the same price - \$7,181.00/month. John will contact Stout's to see if they want to continue providing this service.
- b) **Office windows** – remain on the "to do" list.
- c) **Water plant building** - project completed before Hurricane Irma.
- d) **Clubhouse roof** – remains on "to do" list.
- e) **TBE truck** – Richard made repairs with the help of a friend of John's. The truck only has 30,000 miles on it so no need for a new truck.



## 9) New Business:

- a) **Office windows:** Priority. John will speak to Benny about doing the work.
- b) **Clubhouse roof:** Priority. Ron's committee will arrange for an inspection.
- c) **Pool:** Umbrellas cannot be fixed. Bryan Livingood is on Ron's committee and does pool work. John will ask Bryan to check into a roll up shade for a portion of the pool deck. Our pool cover has disintegrated. Since there are never enough volunteers to cover the pool each night and we have a new pool heater, a new cover will not be purchased.
- d) **Lawn equipment:** We have several weed whackers and edgers that aren't being used. Ron and his committee will look into selling some of them.

**Transfer of excess revenues to reserve account:** There is an excess of \$8,331.00 in revenues that needs to be transferred to the reserve account.

*Motion 2017-3: Jeanine Sillaway made the motion to transfer the excess revenue in the amount of \$8,331.00 into the reserve account and Helene Murphy seconded the motion. All in favor.*

- e) **BBU:** This project has not been forgotten. There is language in the by-laws that needs to be changed. John has written the two (2) amendments to do this and our attorney is reviewing them.
- f) **Proposed amendments:** Any new proposed amendments must be submitted, in writing, to the office by January 8, 2018. The Board will review the submitted amendments and any that are determined to be detrimental to the community will not be sent to the attorney for review. Amendments approved by the Board will be sent to our attorney for approval of content and language prior to voting.

## 10) Adjournment of Meeting:

*Motion 2017-4: Helene Murphy made the motion to adjourn the meeting and Brian Hamor seconded the motion. All in favor. Meeting adjourned at 8:00 p.m.*

*Respectfully submitted,  
Sandy Davis, Secretary*



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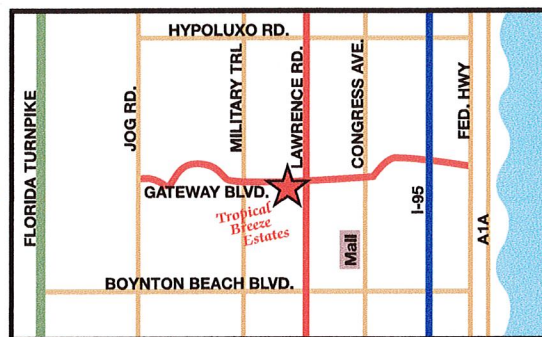
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## Bio

Julie moved in South Florida in 1997 from Canada's Capital Region Ottawa–Gatineau. She became a US Citizen and began her career in real estate shortly thereafter. With extensive experience working in the mobile home/leisure real estate market, Julie has a passion for being the very best at what she does and maintaining exacting diligence in making certain each transaction is completed with utmost professionalism. Julie places the highest priority on being very responsive to her client's needs. Fluent in both English and French, she works with a diverse array of local and international buyers and sellers. Established in the Boynton Beach area, Julie lives and works here year-round and is available to assist you with achieving your real estate goals today.

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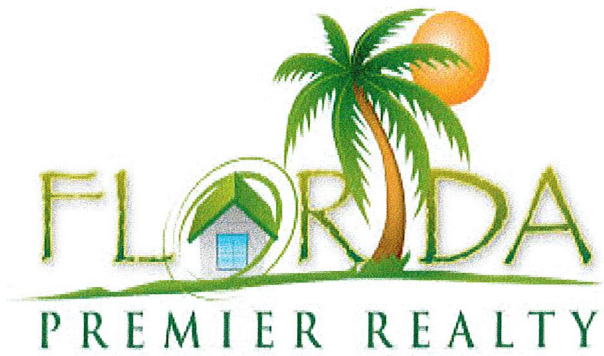
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