

# TWO GREAT HALLOWEEN EVENTS!



# & RETURN OF THE LIVING DOOR-TO- DOOR TRICK OR TREATERS!

See detail on Page 9.

## Officers and Committees

### Officers:

President -	Ken Trapasso	578-9323
	President@pbce.org	
1st Vice President -	Tim Brown	676-5527
	VP1@pbce.org	
2nd Vice President -	Jason McFarland	951-9977
	VP2@pbce.org	
Treasurer -	Bob Schneider	622-6556
	Treasurer@pbce.org	
Secretary -	Bob Berman	627-1118
	Secretary@pbce.org	

### Committees & Information:

By-Laws -	Stephanie Duncan	575-7956
Newsletter -	Kevin Baker - Editor/Ads	748-3376
Neighborhood Watch -	Cindy Divine	744-8122
	Divinelabs@aol.com	
Park/Playground -	Chris Reinhardt	762-1281
	Sarah Applegate	741-1140
	Bob Berman	627-1118
Mom's Club -	Rose Moon	
	rdlouca@yahoo.com	
July 4th & Beautification -	Ken Trapasso	578-9323
Website -	<a href="http://www.mypbce.org">www.mypbce.org</a>	
Official Facebook Group to Join:		
Palm Beach Country Estates LANDOWNERS		
Park/Playground -	<a href="http://www.twistypinesplayground.org">www.twistypinesplayground.org</a>	
Neighborhood Watch -	<a href="mailto:pbceiw@aol.com">pbceiw@aol.com</a>	
COP Patrol -	Bob Berman	627-1118
SIRWCD -	<a href="http://www.sirwcd.org">www.sirwcd.org</a>	747-0550
Webmaster -	Bob Berman	627-1118

# PBCE Landowners Meeting Minutes

September meeting postponed until

**October 3, 2017 7:30 PM** due to hurricane Irma.

**OFFICERS PRESENT:** President Ken Trapasso, 2nd Vice-President Jason McFarland, Treasurer Bob Schneider, & Secretary Bob Berman. 1st Vice-President Tim Brown was still working at FPL. 10 landowners were also present and cookies were served. Meeting started with Pledge of Allegiance. Bob Berman stated that the meeting is recorded only to ensure accuracy of the minutes. **PBSO REPORT:** PBSO Deputy reported that there has been very little crime in Palm Beach Country Estates. One unlocked vehicle stolen. There were three burglaries of items from unlocked vehicles. He thanked the COP volunteers for making a difference in the community.

**TREASURER'S REPORT:** Treasurer Bob Schneider gave the treasurers report. Balance in the General Fund is \$15,568.00 and there is \$12,000.00 in the legal fund. A detailed list of income and expenses was produced and Bob Schneider suggested that it be published in the newsletter. Motion made and seconded to approve the Treasurers Report and the motion passed unanimously. Secretary Bob Berman presented the minutes from the July 11, 2017 meeting. Motion made and seconded to approve the minutes and the motion passed unanimously.

**OLD BUSINESS:** The Association has received a response from the request for a traffic calming study on 69th Drive from Commissioner Hal Valeche's office. It did not address the speeding but did address the sidewalks and street crossing. A copy of the response will appear in the

October newsletter.

Bob Berman reported that the Association has purchased two additional picnic benches for the two small pavilions at the park. Also, potable water and electric service is being installed for the large pavilion.

**NEW BUSINESS:** President Trapasso announced that the entrance signs on the corner of Donald Ross Rd and 69th Drive have been replanted and decorated for Halloween and Fall. Tiffany Mauriello Kilby reported that the plans for the Halloween night Trick-or-Treat event were going very well with over 38 people signed up to participate. A map and list of the participating house will appear in the October Newsletter, Facebook and an email blast from the Association.

**MEMBERSHIP:** Approx. 650 members had joined for 2017 so far.

Being no further business the meeting was adjourned approximately 8:15 PM.

Submitted by Bob Berman, Secretary



Gary Poland

Chuck George

## P.T.L. LAWN MAINTENANCE

"Quality is our Service-  
Lawns are our Business"

Palm Beach Country Estates Resident

561-386-0884

FREE ESTIMATES

## Neighborhood Watch

Think Safe! If you see Suspicious Activity Call: PBSO  
Non-Emergency Dispatch: **561-688-3400**.  
If you see a crime in progress call: **911**.

## COP Program

Bob Berman 561-627-1118 pbcegroup@gmail.com

Please consider joining the COP.



## Living Oaks Church

Sunday Worship Service  
10:30AM

We welcome you to join us!  
Ministries available for the  
whole family.

Please check us out on the web!

**www.LivingOaks.org**

14156 64th Drive N. Palm Beach Gardens, FL 33418



# TREASURER'S REPORT

The Board of Directors has hired a bookkeeper and has rented a small storage unit. In the past the Association has benefited from the volunteer services of members with an accounting background that were willing to serve in the position of Treasurer. However, as with any association or organization the position of Treasurer is a ceremonial position only and does not require any special accounting background. For the future of the Association and to ensure that the position of Treasurer would not be limited to a member with an accounting or bookkeeping background, the Association has hired an independent bookkeeper to manage the month-to-month financial matters for the Association. Attached is a Treasurers Report for the year-to-date income and expenses. Additionally in the past members of the Board of Directors have voluntarily stored materials owned by the Association at their individual homes. There are signs, flags, decorating materials, items for the annual picnic and parade etc. Different items were stored at different homes. In order to consolidate all the property owned by the Association and to be able to easily and efficiently account for the property owned by the Association as members of the Board of Directors change over the years, a storage unit has been rented to safely keep the property of the Association.



## Bank Balances:

General Acct	\$15,568
Legal Fund	\$12,000

## 2017 Year-To-Date

### Income:

Dues	\$24,982
Newsletter Ads	\$4,200
<b>TOTAL INCOME</b>	<b>\$29,182</b>

### Expenses:

Newsletter	\$7,900
Park exercise station & Tables Water Hook-up	\$7,200
Front Entrance	\$5,250
4th of July	\$2,250
Christmas & Halloween	\$2,150
Lawn maintenance	\$1,970
Bookkeeping	\$650
Electric	\$900
Storage	\$130
<b>TOTAL EXPENSES</b>	<b>\$28,400</b>

Note: All figures rounded

## Morgan Stanley



**Luciane Roessler**  
Portfolio Manager  
Financial Advisor  
3801 PGA Boulevard  
Palm Beach Gardens, FL 33410  
**561-776-4253**  
luciane.roessler@morganstanley.com

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CRC897541 06/14



## MARGARET BERMAN MEMORIAL PARK UPDATE



The park made it through Hurricane Irma with minimal damage to the vegetation and virtually no damage to any of the buildings, playground or equipment. The Association purchased two additional picnic tables for the small pavilions.

Working in conjunction with the South Indian River Water Control District staff, potable water and electrical service is being provided to the large pavilion and some security lighting will be installed to help with the video surveillance system that was installed at the park this year. Future plans include the addition of a small monument dedicated to veterans.

All landowners are encouraged to visit and utilize the park as much and as often as possible. However, please pay attention to the rules that are posted at the entrances. Pets must be kept on a lease at all times. Owners are responsible to pick up any waste from their animals. It is also a "pack-in/pack-out" park. There are no garbage receptacles. Small litter/garbage bags are provided for your convenience. Whatever you bring and use at the park, please be sure to take it with you when you leave. Thank you for respecting the park area.

## 2017 DUES \$35

If you have not yet paid  
your 2017 dues,  
please do so now.

Mail checks payable to:  
PBCE Landowners Association  
PO Box 30638  
Palm Beach Gardens, FL 33420

If you prefer to pay by credit card,  
please use the Pay Dues button on  
<http://pbce.org/>.

Lic.# CBC043539  
Lic.# CCC056981

Cell: 561-718-7162  
Fax: 561-478-0485

### Stuart M. Ledis, LLC Home Inspections

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New Construction \* Remodeling \* Additions \* Roofs

Commercial  
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5500 Military Trail, 22-143  
Jupiter, FL 33458

### PRESSURE & WINDOW CLEANING ROOF CLEANING



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## NO CHANGE IN FEMA FLOOD ZONE MAPS

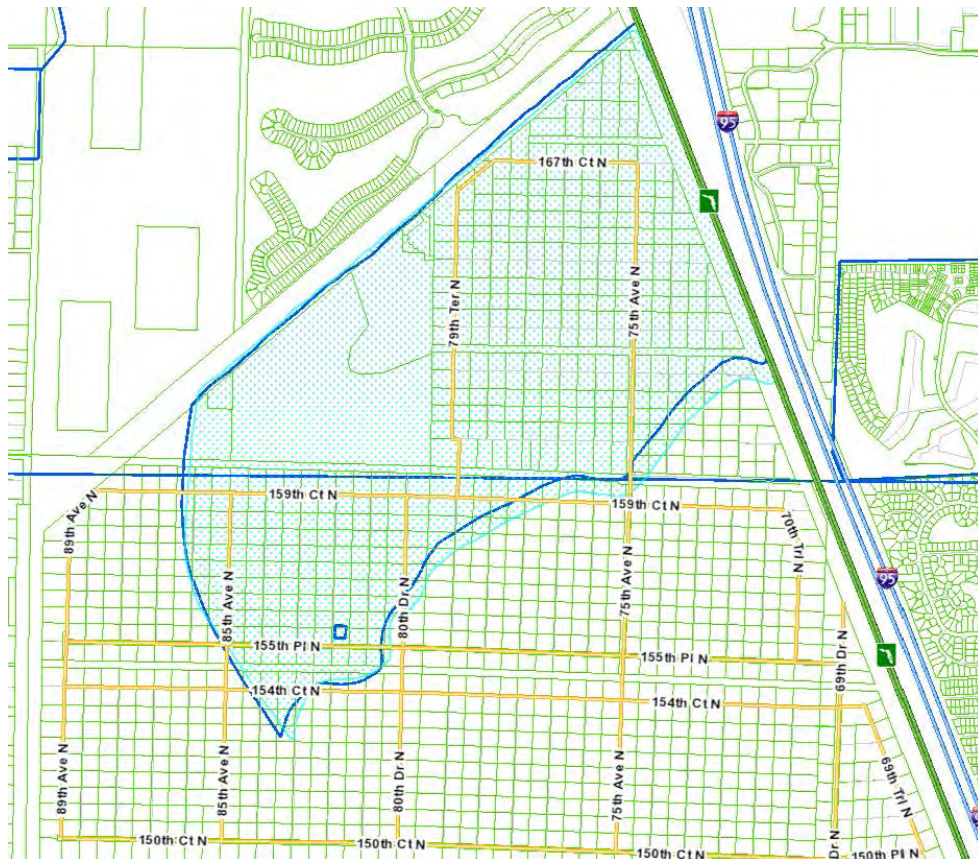
The long awaited review of the 30+ year old flood zone maps for Palm Beach Country Estate that was supposed to occur in 2016 DID NOT HAPPEN!

The engineers for the South Indian River Water Control District have certified that there is no area in Palm Beach Country Estates that should be considered a flood prone area since the construction of the major drainage plan in 1989.

This is substantiated by the fact that more than 60 properties located within the FEMA map area in Palm Beach Country Estates have applied for and were granted exemptions from the flood maps. There remain approximately 400 properties in PBCE that FEMA maps show having a 1% annual chance of 1 to 3 feet of flooding. In 2010/2011 there was an attempt at a group application for all of the remaining

lots in Palm Beach Country Estates to get the exemption on the FEMA maps. However, of the approximately 460 eligible properties at the time only approximately 60 made the application. With flood insurance rates expected to quadruple in the next few years, it is time again for property owners to apply for the exemption. This does not mean that a property owner could not voluntarily purchase flood insurance, it would just not be mandatory for your mortgage company to demand that it be provided by the homeowner.

The Palm Beach Country Estates Landowners Association will be investigating the best, fastest and most economical way to proceed to get all lots in Palm Beach Country Estates to be rated exempt from the FEMA flood map designations.



# IMPORTANT MESSAGE REGARDING POTABLE WATER FOR THOSE WHO HAVE NOT HOOKED UP!!!

## LANDOWNERS ARE ENCOURAGED TO HOOK-UP IMMEDIATELY BUT NO LATER THAN June 20, 2018.

The SIRWCD entered into an Agreement with the Town of Jupiter to provide water service to Palm Beach Country Estates on June 21, 2005 and had negotiated a reduced hookup rate for landowners who wished to connect to the system.

This reduced rate was set to expire at the end of June 2012, however, District Treasurer Chuck Haas negotiated a new agreement with the Town to not only extend the reduced hookup rate for Palm Beach Country Estates landowners, but also offer financing.

The continuation of the agreement is an amendment to the original Agreement between the Town and the District, where they will provide financing incentives to Palm Beach Country Estates residents to hook up to the system. This agreement continued until June 2015, when the District renewed the option for another three years. The current hookup fees are only slightly higher than the original fee agreement negotiated by the District in 2005. For 3/4 inch meter service, the fee is \$3,911.28. For 1 inch meter service it is \$9,387.05. These are substantially less than Jupiter's current schedule of fees, which are \$5,290.08 for 3/4 in. service and \$12,735.20 for 1 in. service. These rates will continue to increase. Palm Beach Country Estates residents may pay this reduced hookup fee up front if they wish or may finance the hookup fee through the Town of Jupiter. The Town is offering a 20-year term at 5.5% resulting in an annual assessment, including collection costs, of approximately \$349.00 for a 3/4" meter service and \$837.00 for a 1" meter service. A deposit and application fee is required and cannot be financed.

ALTHOUGH A LITTLE MORE THAN 100 RESIDENTS HAVE NOT HOOKED UP TO THE POTABLE WATER SYSTEM THERE ARE LESS THAN 80 CONNECTIONS THAT ARE AVAILABLE AT THE REDUCED RATE BEFORE JUNE 20, 2018. IT IS FIRST COME-FIRST SERVE. DO NOT DELAY. GET HOOKED UP TO POTABLE WATER BEFORE COSTS GO UP!

### Get your business noticed!

To place an ad in the Countryside Living Newsletter- Submit camera ready ads to Kevin Baker at [Kevin.Baker@TheStreet.com](mailto:Kevin.Baker@TheStreet.com)

Ads are now in **Color!**

Business card size ad 3.625 x 2 @ \$50

1/4 page ad 3.625 x 5 @ \$95

1/2 page ad 7.5 x 5 @ \$185

**New! --> Full page ad @ \$365**

Disclaimer: Ads do NOT imply endorsement by Donald Ross Landowners' Assn or its board. The word "we" in political ads does not refer to the Landowners' Association or its board.

A poster for Living Oaks Fall Family Day. The background is orange with diagonal stripes. The text is in black and white. The main title is 'LIVING OAKS FALL FAMILY DAY' with 'DAY' in large letters. Below it is 'SUNDAY NOV. 19TH @ 12:30PM'. Then 'LIVING OAKS CHURCH' and '14156 64TH DR N PBG, 33418'. At the bottom is 'FOOD.GAMES.BOUNCE HOUSE & MORE!'.

**LIVING OAKS  
FALL FAMILY  
DAY**

**SUNDAY NOV. 19TH @ 12:30PM**  
**LIVING OAKS CHURCH**  
**14156 64TH DR N PBG, 33418**

**FOOD.GAMES.BOUNCE HOUSE & MORE!**

## COMMUNITY NOTICE from the Palm Beach County Sheriff

The operation of ATV's, Dirt bikes, Golf Carts or any vehicle not properly registered with the Department of Motor Vehicles used off private property within the Community of Palm Beach Country Estates is ILLEGAL and a Criminal Offense Subject to Arrest and Impoundment of Vehicle , Chapter 320 Florida State Statute(FSS).

All vehicles not powered solely by human power or a bicycle with an electric helper motor, require a Valid Drivers' License to be operated off private property in any area open to the general public or roadways, Chapter 322 FSS. (Criminal Offense-Subject to Arrest or Criminal Citation).

No motorized or electric vehicles are permitted to be operated upon any sidewalk. Exceptions are for Medical equipment or devices. The forms and information needed for lawful use or to lawfully modify a Golf Cart as a Low-Speed Vehicle is listed on the Association web site [www.pbce.org](http://www.pbce.org). This information should be read in its entirety to ensure compliance.

There are many Florida State Statutes that govern their use.

1. Anything that was manufactured as an off road vehicle (ATV, Mules etc.) are NOT allowed to be converted.
2. Low Speed Vehicle(LSV) cannot be operated on any roadway with a posted speed higher than 35MPH. So, could not be operated on any paved county road in PBCE as they are posted at 40mph.
3. Must be capable of at least 20 mph, Maximum Speed Limit of LSV is 25 mph.
4. Can be Gas or Electric
5. MUST Possess a VALID Driver License
6. Must have completed conversion prior to having inspected by DHSMV.

There is contact information on forms for those that have further questions for DHSMV.

Thank You,

PALM BEACH COUNTY SHERIFF'S OFFICE  
DISTRICT 3 COMMUNITY POLICING UNIT  
OFFICE 561-688-4900

### OPERATION OF GOLF CARTS IN PALM BEACH COUNTRY ESTATES PROHIBITED

A directive from "The Sheriff" to address this ATV problem has been given to the District which includes Palm Beach County Estates and the following will be completed.

Enforcement of Florida State Statute on all types of ATVs, dirt bikes, golf carts, etc., not permitted or registered to be used on roadways will be addressed. Enforcement will start immediately with directed enforcement operations within the rural areas of District 3 to include Jupiter Farms and Palm Beach Country Estates as well as daily enforcement from Road Patrol units as violations are observed.

Community should **expect zero tolerance enforcement** (Citations, Criminal Citations, Arrest, and Impounded Vehicles) to address the problem as directed. the paperwork to convert and register a Golf cart to make it street legal are posted in the Association web site [www.pbce.org](http://www.pbce.org).

### Land Owners Meetings

Tuesdays, Nov 14th and  
Jan 9th at 7:30 PM  
at Living Oaks Church on 64th Drive

To be added to the PBCELA website Who's Who list,  
email Bob Berman your PBCE resident owned  
business contact information.





## Official Facebook Group for Palm Beach Country Estates Landowners

The Palm Beach Country Estates Landowners Association is pleased to announce that our official Facebook group is:

### **"Palm Beach Country Estates Landowners"**

Group members will be limited to Palm Beach Country Estates landowners only. Please join this group to keep in touch with your real neighbors.

**Search "Palm Beach Country Estates Landowners"  
on Facebook and request to join the group.**

## COP VOLUNTEERS DESPERATELY NEEDED

Due to recent resignations, the COP (Citizen Observer Patrol) program in Palm Beach Country Estates is desperately in need of additional volunteers. The COP program is part of the Palm Beach County Sheriff Department. PBSO provides the training, uniforms, vehicles, fuel and maintenance for the vehicles. In return, PBSO asks that we provide enough volunteers to patrol at least 100 hours a month for each of the vehicles. Palm Beach Country Estates previously had three (3) vehicles assigned to this area. However, there are now only two (2) because of the lack of use. There is one Ford Focus and one Ford Escape. Volunteers are asked to provide at least 12 hours of volunteer time each month and attend a monthly meeting. This is a "see and be seen" program. Just the presence of the COP vehicle patrols within the Palm Beach Country Estates community over the past 9 years has very significantly reduced the incidents of crime and mischief in the community. Volunteers can choose anytime at all to patrol. The cars are available 24 hours a day, 7 days a week for patrol use. To volunteer for the program or to obtain additional information, please contact PBSO volunteer services division at 561-433-2003 and tell them that you are interested in volunteering for the Palm Beach Country Estates area program. You can volunteer as a driver or as just an observer. Please help with this very important community program.





## NEW ROAD STRIPING

The Association has been informed by County Commissioner Hal Valeche's office that new road striping on both 69th and 155th should be complete by the end of October, weather permitting. Flashers will be designed and installed at the mid-block pedestrian crossings at 69th Drive/150th Court and 69th Drive/155th Place.

## Message from the President

With hurricane Irma behind us, clean-up has become a priority. Most of the streets have had their first pick up of vegetation debris. My information is that there should be more pick-ups. Please rake and clean up your yard to keep our neighborhood beautiful. If you notice bottles, cans, or other trash mixed into in yard waste please remove it. We should not wait for somebody else to do it for us. All PBCE residents are hereby drafted onto our Beautification committee. We will do it ourselves and be proud of how nice our neighborhood looks. I would like to thank my wife, Debra Trapasso, as well as Cornerstone Landscaping for redoing the front entrance for Fall. I would like to thank all the residents who joined the Association as members and have participated in our events. Without all of you, the improvements to our neighborhood and our sense of community would not be possible. Please remember we are having traditional Trick-or-Treat on October 31st. So, if you would like to give out candy please let us know to add you to the list. Trick-or-Treaters should check Facebook on Tuesday for the final list of homes helping us celebrate this fun holiday. Happy Halloween!

Kenneth Trapasso



## SIRWCD ELECTION RESULTS

Unopposed Tom Powell was re-elected.

John Jones elected with 1,717 Votes.

Bob Berman received 714 Votes.

## Halloween Events

### 8th Annual Trunk-or-Treat

Sunday, October 29th

75th Ave. & 160th St.

3:45 - 4:15 pm Set up Your Trunk

4:30 – 6:00 pm 200+ Treaters

We need lots of volunteers. Email Chris Reinhardt at [reinhardm@bell-south.net](mailto:reinhardm@bell-south.net) to volunteer or register your trunk.

### Return of the Living Door to Door Trick or Treating

Tuesday, October 31st

Please see inserted list of participating homes.

LIVING OAKS  
**FALL FAMILY  
DAY**

**SUNDAY NOV. 19TH @ 12:30PM**  
LIVING OAKS CHURCH  
14156 64TH DR N PBG, 33418

**FOOD.GAMES.BOUNCE HOUSE & MORE!**

**SPECIALIZING IN**  
  
**Country Estates**  
**FOR OVER 38 YEARS!**



**WE NEED LISTINGS**

If you are thinking of selling and would like a no-obligation estimate of your home's value, please give us a call!

**[www.PalmBeachCountryEstates.com](http://www.PalmBeachCountryEstates.com)**

**VISIT OUR WEBSITE FOR:**

**ALL MLS LISTINGS IN PBCE - UP-TO-DATE NEIGHBORHOOD SALES REPORTS - DETAILED MAPS, INFORMATION, AND MORE!**

**RECENT HOME SALES IN PALM BEACH COUNTRY ESTATES:**

	<b>7661 167th Ct N</b> <b>Sold on 9/22/2017 for \$492,500</b> 4 Beds/3.5 Baths/3-car Garage 2,782sf Living/3,584sf Total Area Built in 1987, Frame Construction 1.32-acre Lot, Pool		<b>16433 73rd Ter N</b> <b>Sold on 8/11/2017 for \$487,000</b> 3 Beds/2.5 Baths/2-car Garage 2,208sf Living/3,289sf Total Area Built in 2004, CBS Construction 1.15-acre Lot, Pool
	<b>6861 Donald Ross Rd</b> <b>Sold on 9/15/2017 for \$451,000</b> 4 Beds/4 Baths 2,913sf Living/3,003sf Total Area Built in 1985, Frame/Stucco Construction 1.1-acre Lot, Paved Road		<b>16228 75th Ave N</b> <b>Sold on 8/11/2017 for \$515,000</b> 4 Beds/3 Baths/2-car Garage 2,115sf Living/2,816sf Total Area Built in 1998, CBS Construction 1.15-acre Lot, Pool
	<b>14931 69th Dr N</b> <b>Sold on 8/28/2017 for \$355,300</b> 3 Beds/2 Baths 1,810sf Living/2,982sf Total Area Built in 1988, CBS Construction 1.16-acre Lot, Paved Road		<b>15349 87th Trl N</b> <b>Sold on 8/11/2017 for \$605,000</b> 4 Beds/3 Baths/3-car Garage 2,733sf Living/4,433sf Total Area Built in 2004, CBS Construction 1.17-acre Lot, Pool
	<b>15181 69th Dr N</b> <b>Sold on 8/24/2017 for \$590,000</b> 4 Beds/3 Baths/2-car Garage 2,694sf Living/3,504sf Total Area Built in 1992, CBS Construction 1.2-acre Lot, Pool, Paved Road		<b>15216 81st Ter N</b> <b>Sold on 7/31/2017 for \$546,000</b> 3 Beds/2 Baths/2-car Garage 2,518sf Living/3,720sf Total Area Built in 1998, CBS Construction 1.17-acre Lot, Pool
	<b>7760 160th Ln N</b> <b>Sold on 8/15/2017 for \$310,000</b> 3 Beds/1 Bath/1-car Garage 1,026sf Living/1,961sf Total Area Built in 1985, Frame Construction 1.1-acre Lot, Paved Road		<b>15355 79th Ter N</b> <b>Sold on 7/27/2017 for \$435,000</b> 3 Beds/3 Baths/2-car Garage 2,720sf Living/3,336sf Total Area Built in 1983, Frame Construction 1.8-acre Lot

***LIST WITH THE COMPANY THAT HAS SOLD MORE PROPERTIES IN  
PALM BEACH COUNTRY ESTATES THAN ALL OTHERS COMBINED!***

**CALL US AT:**  
**561-627-1118**

**Berman Realty**  
P.O. Box 30128  
Palm Beach Gardens, FL 33420