



# LARGEST INDEPENDENCE DAY CELEBRATION IN PBCE HISTORY



## President's Message

The 4th of July was a great time. It was great to meet all the new young families that have moved to our neighborhood. Special thanks to Mandy Chan for singing the national anthem. Thanks to all the volunteers and my family for making the event happen. We were joined by commissioner Hal Valache, who commented that the flags down 69th were a great touch to such a wonderful neighborhood. Please remember school is opening back up, so please watch out for the kids. If you see trash, please pick it up. God bless America!  
Kenneth Trapasso



July 4th, 2019 Photos by  
Kevin L Baker Photography  
continued on Page 2.





**PALM BEACH  
COUNTRY  
ESTATES  
LANDOWNERS  
ASSOCIATION  
HAPPY 4TH OF  
JULY**

ALL THE VOLUNTEERS  
THAT HELP MAKE THIS  
EVENT HAPPEN  
THE TRAPASSO FAMILY

*Rachel + Stané + Alexa*  
*Pastor Larry Janet Living Oaks Church*  
*Boat*  
*Charles & Anna Brown*  
*Shingledecker Family*

**LISA SCALF**  
**VINCE IZZO**  
**MANDY CHAN**

**PASTOR LARRY AND  
THE LIVING OAKS  
CHURCH  
PARISHIONERS**

*Victor Farrulla*  
*Bouncing Bucks Water Slides*  
*Val Lago*

# THE PERMIT GROUP

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July 4th, 2019 Photos by  
 Kevin L Baker Photography  
 continued on Pages 4 & 5

**Next Association Meeting**  
**Sept. 10th 7:30 PM**  
**at Living Oaks Church**



# COMMITTEE REPORTS



The committee contacted the PBC Zoning department the week of July 29th and the department

reported no new submissions had been received from Family First Adolescent Services.

We all still need to be vigilant and make sure we are in a position to present our position on any zoning variance requests that are submitted to allow for a CLF 2, high capacity facility.

Some of our residents have said they thought it was over and we are encountering others who were not aware anything was happening in the community.

There will be a “boots on the ground” effort in the next few weeks to distribute information

door-to-door or gate-to-gate whatever the case may be. We need volunteers to help with this effort. Please email [pbcegroup@gmail.com](mailto:pbcegroup@gmail.com) – subject line: Boots on the Ground.

We need to understand that it is not over. And we also need to realize that although many of our residents have graciously donated money that helped us retain the Attorney & Urban Planner, we are solely dependent on financial support of the community. Your contribution will ensure we are in the best position to protect our community. Please donate via PayPal on the [PBCE.org](http://PBCE.org) home page or mail a check made payable to PBCE Landowners Association (put CLF in the memo section) and send to PO box 30638, Palm Beach Gardens, FL 33420.

## SAVE OUR SIDEWALKS COMMITTEE

No new updates as this time

## TURNPIKE SOUND WALL COMMITTEE

No new updates at this time



**Charles Murphy. PA**

Lic:3380866

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Have questions about the industry in general? Feel free to contact me with no obligation.

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## EXPERIENCE COUNTS

**1,000+**

HOMES SOLD/RE-SOLD

**1,400+**

VACANT LOTS SOLD

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## GIVING BACK TO THE COMMUNITY

- 1) DONATED LAND FOR THE COMMUNITY PARK
- 2) BUILT THE ENTRY SIGNS AT THE CORNER OF 69TH DRIVE & DONALD ROSS RD
- 3) HELPED START THE LANDOWNERS ASSOCIATION
- 4) WORKED TO BRING "CITY" WATER TO PBCE
- 5) ACQUIRED RIGHTS OF WAY FOR THE PAVING OF THE ARTERIAL COUNTY ROADS(69TH, 155TH, ETC.)
- 6) SUPPORTS OR SPONSORS ALL COMMUNITY EVENTS
- 7) PROVIDES PARKING FOR C.O.P. PATROL CARS
- 8) 10,000+ HOURS OF PERSONAL C.O.P. PATROLS
- 9) PROMOTES PBCE AS A GREAT PLACE TO LIVE
- 10) YOUR NEIGHBOR FOR 38+ YEARS

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*Living Oaks Church*

Sunday Worship Service

10:30AM

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## PBCE RESIDENT OPENING RESTAURANT IN ALTON TOWN CENTER

Residents Gary Layne & wife Janel Heath will be bringing LemonShark Poké to the Alton Town Center in September.

LemonShark Poké, is a fine-casual franchise restaurant chain that specializes in traditional Hawaiian fare.

It's signature dish is poké (pronounced pokey) -- diced raw fish served either as an appetizer or as a main course.

Customers can choose from a handful of bowls such as Aloha Tuna Bowl or LemonShark™ Salmon or they can create their own bowls. Build-your-own bowls start with a base, followed by a poké, toppings and finished off with a sauce and a "crunch."

The Hawaii Katsu Grill menu features cooked-to-order entrées including chicken, Alaskan cod, coconut shrimp and more.

"We named the concept after the lemon shark, which only consumes the best fish in the sea. We pride our-



selves on embodying the very same philosophy when it comes to the quality of our ingredients."

Customers will also have the opportunity to pour their own beer. "We will incorporate a high-tech, self-serve craft beer wall," Layne said.

For information on LemonShark Poké, visit [lemonsharkpoke.com](http://lemonsharkpoke.com). See coupon on page 12.

Excerpts taken with permission of [jwagner@pbpost.com](mailto:jwagner@pbpost.com) 6/18/2019

## EVENT SPONSORS ARE NEEDED

We are rapidly approaching an active time of the year for events being conducted by the Association. Last year many of you enjoyed the Fall Festival, Trick or Treat, Find Frosty, Holiday in the Park, Holiday House Light tour and Holiday Lighting Ceremony. All of these events have a cost associated with them. Adding to that cost, we have been informed by SIR-WCD that events we hold in the Park will now require event insurance. In addition, to the cost of the events we have monthly costs for electricity for the street lights and front entrance, landscape maintenance of the entrance and along the canals and the potential costs to produce the newsletter if we do not have enough advertisers. If that is not enough, we have the CLF zoning requests we are opposing for which we are also funding and asking for donations.



On page 9 is the most current fiscal information. As you can see, we only have \$4,021.26 left in the operating account to cover all expenses from August to December. We hope that some of our residents would like to help sponsor one of the upcoming events. It could be your business or as an individual. If you can help, please email [pbcegroup@gmail.com](mailto:pbcegroup@gmail.com). We will contact you and let you know the types of recognition you will receive for your sponsorship. Cancelling these events is not an option!



### Caregiver available!



I am a home and healthcare giver for school aged kids and adults. I am a CPR certified, licensed, and insured Certified Nursing Assistant with over 5 years of experience. I'm your neighbor and I will treat your loved ones like family. I can run errands, help with doctor appointments, and cover pick up/drop off for school. I also do light housekeeping and am pet friendly. Let me help you with grocery shopping, meal prep, managing medication, and other activities. Call or email for more information.

**Elaine Johnson**

**561-307-3705**

**[emjriley561@gmail.com](mailto:emjriley561@gmail.com)**

# A JOURNEY BACK IN TIME: THE HISTORY OF PALM BEACH COUNTRY ESTATES

## A Community Park Comes to Life 30 years in the making Part 1 of a 2-part series on the Park

On May 30, 2009 we broke ground on our community park. Three years later, on May 12, 2012, a dedication ceremony and luncheon took place for the Margaret Berman Memorial Park. Twisty Pines Playground opened in March 2013.

This was a 30-year journey that involved countless dedicated residents. By the time the park opened many of the children of the initial residents involved had grown up and had children of their own.



Community Park continued on Page 10)



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Richard Bolko, ESQ CPA MBA MACC, Of Counsel  
Jason C. Maier, JD Of Counsel Board Certified Construction Law.




# SIRWCD ELECTIONS

About the same time as you receive this newsletter you will also be receiving from SIRWCD the ballot to vote for Supervisors. (See ballot below)

There are three candidates running and there are two open positions. It is a tad confusing as you will be instructed to vote for one or two candidates. A lot of the confusion is a result that the number of ballots that can originate out of Jupiter Farms is about 3 X the number from Palm Beach Country Estates and Egret Landing combined and that tends to skew the results of the voting.

The Association's recommendation is that you focus on the candidates running from the eastside and just **VOTE FOR ONE** of the eastside candidates of your choice. **DO NOT VOTE FOR TWO** candidates. If you need further clarification please email [pbcegroup@gmail.com](mailto:pbcegroup@gmail.com) and one of the Board members will be glad to contact you.

The most important thing is to VOTE.

 <b>South Indian River Water Control District</b> I own _____ acres of land within the South Indian River Water Control District, for which the payment of District assessments is not delinquent. (Indicate your acreage above.) ** _____ (Signature) (Date) PCN: _____ TOTAL ACRES: 2.1 [Barcode] TEL: PL*****A171**S-DIGIT 34418 [Redacted] [Redacted]	<b>OFFICIAL BALLOT</b>  <b>VOTE FOR ONE (1) OR TWO (2) CANDIDATES FOR SUPERVISOR</b> IF YOU VOTE FOR TWO AT LEAST ONE MUST RESIDE IN THE DISTRICT EAST OF THE C-15 CANAL.  <input type="checkbox"/> <b>THOM FREDERICK</b> (East Side Resident) <input type="checkbox"/> <b>MICHAEL "MIKE" HOWARD</b> (West Side Resident) <input type="checkbox"/> <b>JOHN JONES</b> (East Side Resident) <input type="checkbox"/> _____ <input type="checkbox"/> _____  Ballot No. 0001
--	--

\*\*PLEASE REMEMBER THAT YOUR SIGNATURE IS REQUIRED\*\*

**VOTE**





## PBCE Landowners Assn July Minutes

July 9, 2019 7:30 PM

**OFFICERS PRESENT:** President Ken Trapasso, 2nd Vice-President Jason McFarland, Treasurer Robert Schneider, Acting Secretary Stephanie Duncan. 1st Vice-President Tim Brown was not in attendance.



22 landowners were also present. Refreshments were available. Meeting called to order 7:32pm. PBSO led the attendees in the Pledge of Allegiance.

**PBSO REPORT:** Sheriff's Deputy reported over the last 60 days there were two stolen tags, 1 stolen motorcycle and two thefts from lawn maintenance equipment trailers.

**PROGRAM:** South Indian River Water Control District - Mike Dillon Operations Manager Street Signs Project - The District continues to move forward with the replacement and repair of signage in the community. They work in conjunction with the County who produces any new signs that are needed. Sections 9, 15, 22 are

## TREASURER'S REPORT as of 7/31/2019

### Operating Account

\$9,631.26 Balance  
-5,000.00 (designated as CLF)  
- 610.00 (designated as park donations)  
\$4,021.26 operating funds

### Save Our Sidewalk Account

\$ 3,901.54 Balance



### CLF Banking & PayPal Account

\$ 2,280.00 Bank Balance net of planned expenses  
2,828.43 PayPal Balance  
\$ 5,108.43

(Detailed reports available at regular meeting and at [www.pbce.org](http://www.pbce.org))

completed. They are working in Section 17 and Section 16 is under review.

One resident requested 30 mph speed limit signs be placed on their street. (Note - All secondary streets that have been paved remain at 30 mph, if you and your neighbors on the street want signs posted then contact the SIRWCD office)

Drainage Outfall Easement project – Of the 1500 parcels in the community there are about 20 where the owners landscaping/ fencing are encroaching into the drainage area. SIRWCD is contacting the owners to work on a solution. Residents can contact SIRWCD to make sure any anticipated landscaping/fencing will not be going into the easements.

Driveway Culvert Program - The program has been very successful the last 3 years. Over 700 have been replaced between PBCE & Jupiter Farms. We were reminded that it is the resident's responsibility to keep the culvert clean. Community Park - Pressure washing will be done and new mulch is being put down.

Swales – The District is in the process of recontouring the swales.

Sidewalks – Residents were concerned that the County is not responding to sidewalk maintenance concerns. Mike indicated he would contact the County to see if he could get an update.

### OLD BUSINESS:

SWA Yard Waste Guidelines: Residents expressed concerns about the implementation of the new yard debris rules going into effect October 1st. Meeting adjourned at 8:23pm.

Submitted by:  
Stephanie Duncan,  
Acting Secretary

Lic.# CBC043539  
Lic.# CCC056981

Cell: 561-718-7162  
email: okventures@aol.com

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Community Park continued from Page 7)

Let's look back and see what transpired and why it took so long.

In late 1982, the developer of the property indicated they were willing to donate 2 ½ acres of property to allow the Association to develop a park. The land in the northeast corner of section 15 became the current park site.

Early 1983 saw 10 residents come together to form a committee whose goal was to design a park to provide benefits to all landowners. The scope of the project was considerable. Detailed planning regarding ownership, liability, security, and maintenance are just a few of the many areas which needed to be addressed.

After the committee reviewed all the pros and cons for the Association to develop a park, they presented their proposal to the residents and in late 1983 the residents voted to authorize the committee to start negotiations with the developer for the transfer of the property.

Legal papers were drawn up by the developer's attorney and were available for review by the committee in mid-1984, however after review the committee announced the papers were not acceptable in their present form. In conjunction with an attorney the committee worked on revising the contract and meetings with the developer were scheduled. In March and April 1985, more meetings took place between the committee and the developer.

Through much negotiation the committee persevered and obtained a lease-option agreement for five years. The Association members voted to approve and there were hopes to have the park ready by October 1985 for the annual barbeque. Plans were formulated on the design and cost of providing a pavilion, playground, picnic tables and tennis courts. (See artist conceptual drawing page 11)

By September the lease-option had not been signed by the developer due to vacation/family illness, etc. on his part. The committee was moving ahead with requesting members help

in organizing estimates, fundraisers, and getting blueprints started as well as looking for talents, supplies, and equipment needed.

In 1985, no barbeque was held on the proposed site of the park and there wasn't one held there in 1986 as no action had been taken by the developer to sign the lease agreement.

In early 1987, the Association was informed that the developer was withdrawing the offer of donating the land and that he was considering a tennis complex on the site with memberships available to residents.

For a few years no action took place as the Association was involved in other challenges that had the potential to negatively affect the community. In 1989, a suggestion was floated to again pursue a park but there was not enough community interest. The idea was shelved until 1992, when a different group of residents formed a new committee and sent out a questionnaire to the landowners. By then the developer had changed his mind and the property originally proposed for the park was again an option.

The questionnaire listed 4 choices for the creation and maintenance of a park. It detailed the pros and cons for each: County Park, SIRWCD, Shares, and For-profit concession. We were requested to indicate our 1st, 2nd and 3rd choice. In addition, a list of possible amenities was listed and we again were to rank our 1st, 2nd and 3rd preferences. Surveys were received from 168 landowners. The County came in as first choice followed by SIRWCD and then Shares. Taking the top spots for amenities were a playground, heart trail, and sheltered picnic area. Discussions in the community identified that the residents were concerned about the financial strain put on their budgets and the potential of the park becoming a hangout. In addition, the neighbors had strong reservations about building a park next to their homes. The committee agreed to investigate alternate sites.

Based on the survey and concerns, the committee decided to pursue the following course of action. To avoid excess expense and to assure the community nature of the park the committee



decided the best route was to build a volunteer/donation funded park that would contain a playground, heart trail, and sheltered picnic areas. By early 1993, the families living near the proposed site were in agreement with the idea of a park and that they would have input as to the nature of the park. The plans were to build using community donations. Assistance from SIRWCD and the County were being investigated relating to plans, tax exemption, liability, and maintenance. About 20 individuals and families had volunteered to do tasks such as clear land, constructions, and make telephone calls. The County Parks and Recreation Dept agreed to assist with the park layout. In addition, SIRWCD agree to request approval from the State Legislature to construct and maintain the park.

Early 1994 we were advised that the Legislature postponed a decision for our park because of a conflict of two groups in Jupiter Farms regarding parks in their area that were included in the proposed legislation. The legislation was revised to only reflect our park request. The Legislature approved the bill and much to our surprise then Governor Chiles vetoed it because the purpose of the district was for effecting drainage and reclamation of marginal land. Not to accept land for use in recreational activities. Lastly, he felt the park was set up for use exclusively by landowners of PBCE instead of being available to the public. A strong letter of disappointment was sent to the Governor.

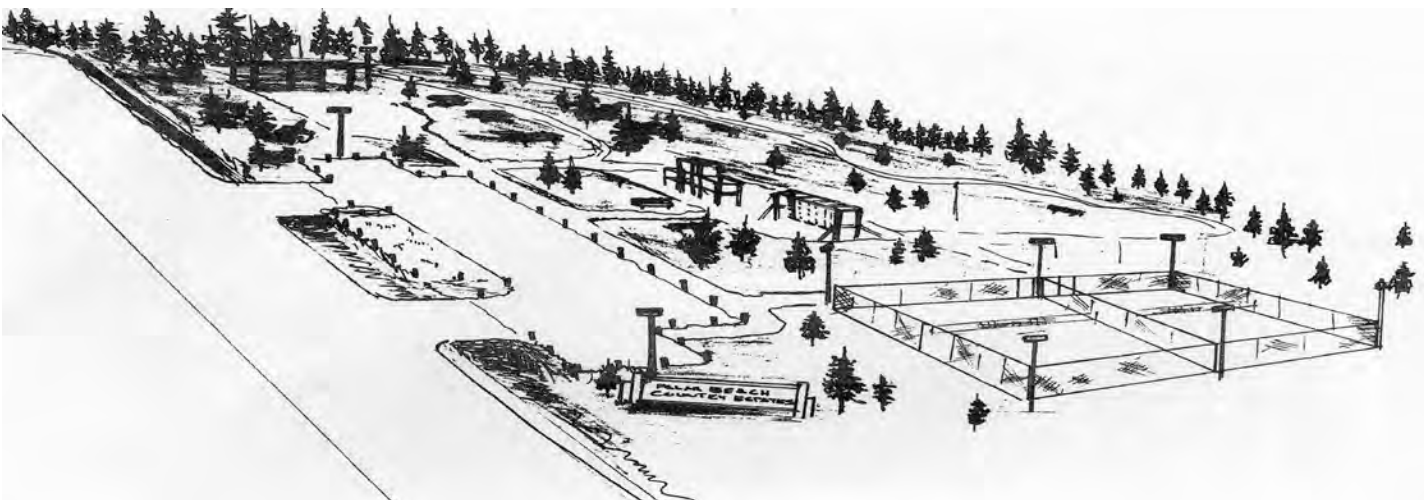
In 1996, another park proposal surfaced. A meeting was scheduled with PBC Parks & Recreation Department with two options for a park.

One option was to develop the property (30 acres) for a park in the northwest corner of our development. The other option was to somehow have us get access to a 700-acre park, which was under development off of Indiantown Rd that would border our neighborhood on the west side of the C-18 canal (Riverbend Park).

Early 1998 we were successful in getting the County to agree to build us a park on the east-side of the C-18 canal right across from the cattle bridge. Next problem was how to get access to our park as it would border two canals and property owned by the MacArthur Foundation. MacArthur Foundation agreed to give us access through their property, but we would have to pay for the road. SIRWCD would do the upkeep. It was about ½ mile of dirt road that would need to be done to County standards, absorbed into our taxes and by vote approved by the landowners. In late 1998 we were advised the Master Plan for Riverbend Park (which would have included our park) had been delayed and could possibly be another year before being presented for a Public Hearing.

We dropped the proposal for using the property on the northwest side of the community and refocused on using the property on the northeast side at the end of 69th Drive. Sixteen years had passed from the initial suggestion of a park. Things did not get any easier as we moved into a new century.

Part 2 will take us from 2000 to the completion of the park. Information from previous Countryside Living articles and residents with tribal knowledge.







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## REMINDER - CHANGES COMING OCTOBER 1<sup>ST</sup>

### To Curbside garbage, yard waste and bulk collection

#### Garbage

- We will be receiving new garbage carts this month or next. **DO NOT** use your cart until October 1<sup>st</sup>.
- Garbage will still be collected twice a week.
- Suggestion: save your old cans to be used for Yard Waste

#### Bulk Service

- Items like appliances, furniture and large household items will be picked one time a week.
- Limit three items per pick up

#### Yard Waste

- Piles cannot exceed 6 cubic yards (18' Long X 3' wide X 3' High).
- If pile doesn't comply – no part of it will be picked up and it will be tagged.
- Tree Branches (not tree trunks) and palm fronds can be placed in pile
- Leaves, Tree & hedge trimmings, pine needles, etc. must be containerized.
- Yard waste will continue to be picked up one time a week.

This link will take you to pbce.org website with video as well as a handy flyer to help you meet the requirements: <http://www.pbce.org/swa-yard-waste-guidelines/>

#### Help

This link will take you to more detailed information regarding all the changes: <https://swa.org/601/2019-Collection-Contract>

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# PARK UPDATES

Pressure cleaning of the equipment has been completed. Racquetball Court needs painting and SIRWCD has added it to their list of things to do. Months ago, the swing gate at the park's main entrance was replaced with a roller style gate.



Unfortunately, visitors to the park pushing the gate open damaged the rollers. New rollers have been ordered and a sign will be made to advise to slide not push the gate.

Park Reservations – In order to reserve the pavilions and/or the rest of the park, residents need to contact Holly through email [rigsby@sirwcd.org](mailto:rigsby@sirwcd.org). Be aware depending on your use of the park event insurance may be required, especially if the event includes vendor such as bounce houses, horse rides, or food trucks.

## 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

Full page ad @ \$365

Disclaimer: Ads do NOT imply endorsement by PBCE Landowners Assn or its board.

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## 2019 DUES \$40

Mail checks payable to:  
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PO Box 30638, PB Gardens, FL 33420

To those who have paid, "Thank You!"

## Officers and Committees

### Officers:

President -	Ken Trapasso	578-9323
	<a href="mailto:President@pbce.org">President@pbce.org</a>	
1st Vice President -	Tim Brown	676-5527
	<a href="mailto:VP1@pbce.org">VP1@pbce.org</a>	
2nd Vice President -	Jason McFarland	951-9977
	<a href="mailto:VP2@pbce.org">VP2@pbce.org</a>	
Treasurer -	Bob Schneider	622-6556
	<a href="mailto:Treasurer@pbce.org">Treasurer@pbce.org</a>	
Secretary -	Bob Berman	627-1118

### Committees & Information:

Membership -	Stephanie Duncan	575-7956
	<a href="mailto:surlure@gmail.com">surlure@gmail.com</a>	
Newsletter -	Kevin Baker - Editor/Ads	748-3376
Neighborhood Watch -	Cindy Divine	744-8122
	<a href="mailto:Divinelabs@aol.com">Divinelabs@aol.com</a>	
Park/Playground -	Chris Reinhardt	762-1281
	Sarah Applegate	741-1140
	Bob Berman	627-1118
Mom's Club -	Rose Moon	
	<a href="mailto:rdlouca@yahoo.com">rdlouca@yahoo.com</a>	
July 4th & Beautification -	Ken Trapasso	578-9323
Website -	<a href="http://www.pbce.org">www.pbce.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
Safe Streets -	Bruce Hill	<a href="mailto:flagtd@aol.com">flagtd@aol.com</a>
Holiday Lights, Trick or Treating Maps -	Tiffany Kilby	
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	236-8941	
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Save Our Sidewalks -	Valerie Rozzo <a href="mailto:ValRozzo@gmail.com">ValRozzo@gmail.com</a>	

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



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**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>15862 75th Way N</b> <b>Sold on 7/26/2019 for \$515,000</b> 4 Beds/2.5 Baths/2.5-car Garage 3,224sf Living/4,008sf Total Area Built in 1988, Frame Construction 1.15-acre lot		<b>8486 154th Ct N</b> <b>Sold on 6/27/2019 for \$508,500</b> 3 Beds/2 Baths/2-car Garage 1,786sf Living/2,492sf Total Area Built in 1998, CBS Construction 1.39-acre Lot, Pool
	<b>15649 71st Dr N</b> <b>Sold on 7/26/2019 for \$394,000</b> 4 Beds/2 Baths/2-car Garage 2,652sf Living/3,743sf Total Area Built in 1989, Frame Construction 1.15-acre Lot, Pool		<b>6777 140th Ln N</b> <b>Sold on 6/25/2019 for \$1,275,000</b> 4 Beds/4.5 Baths/3-car Garage 3,513sf Living/4,985sf Total Area Built in 2019, CBS Construction 1.15-acre Lot, Pool, NEW CONSTRUCTION
	<b>15722 83rd Way N</b> <b>Sold on 7/25/2019 for \$386,000</b> 3 Beds/2 Baths/3-car Garage 1,568sf Liv+Converted Gar/2,507sf Total Area Built in 1984, Frame Construction 1.17-acre Lot, Pool		<b>16551 76th Trl N</b> <b>Sold on 6/21/2019 for \$965,000</b> 4 Beds/4.5 Baths/3-car Garage 3,069sf Living/4,616sf Total Area Built in 2018, CBS Construction 1.15-acre Lot, Pool, NEW CONSTRUCTION
	<b>15859 85th Ave N</b> <b>Sold on 7/22/2019 for \$377,000</b> 3 Beds/2 Bath 2,081sf Living/2,081sf Total Area Built in 1980, Frame Construction 1.23-acre Lot		<b>15355 72nd Dr N</b> <b>Sold on 6/21/2019 for \$465,000</b> 4 Beds/2 Baths/2-car Garage 2,367sf Living/2,934sf Total Area Built in 1986, Frame Construction 1.15-acre Lot, Pool
	<b>15316 75th Way N</b> <b>Sold on 7/17/2019 for \$500,000</b> 4 Beds/2.5 Baths/2-Car Garage 2,569sf Living/3,731sf Total Area Built in 1994, CBS Construction 1.15 acre lot, Pool		<b>15685 85th Way N</b> <b>Sold on 6/17/2019 for \$770,000</b> 5 Beds/3 Baths/3-car Garage 3,400sf Living/5,335sf Total Area Built in 2002, CBS Construction 1.17-acre Lot; Pool, Extra Garage/Building

Source: MLS

***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



# VOTE

# 4

# Howard & Jones

Stick with our two  
incumbent candidates  
who have been working  
for the common good -  
not themselves.





Pledge to Represent ALL District Landowners  
Transparency and Public Involvement  
Accountability and Increased Level of Service  
Fairness District-wide  
No Ties to Special Interest

## Serious issues require serious candidates



# 2019 CALENDAR

## PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION

2019	Date	Time	Activity	Location
	Mid - August		Ballots for Annual Election of Supervisors received by residents	Home delivery
	September 10 <sup>th</sup>	7:30pm	Association Meeting Open to all residents	Living Oaks Church 64 <sup>th</sup> Drive
	September 19 <sup>th</sup>	4.30 pm  7:00 pm	Ballots must be received  Annual Landowners Meeting Ballots can be hand delivered	District Office  Jupiter High School Auditorium
	October 31 <sup>st</sup>		Door-Door Halloween Trick or treat	PBCE Neighborhood
	November 3 <sup>rd</sup>	1:00 pm 4:00 pm	Fall Festival and Family Day	Living Oaks Church 64 <sup>th</sup> Drive N.
	November 12 <sup>th</sup>	7:30 pm	Association Meeting Open to all residents	Living Oaks Church 64 <sup>th</sup> Drive N.
	Month of December	Find Frosty Contest – Dates to be determined Holiday in the Park – December 8 <sup>th</sup> 1pm-4pm Community Holiday Lighting Ceremony – Date to be determined Tour Holiday Decorated Homes – Map to the locations Home Decorating Contest Judging		
	Feb., Apr., Jun., Aug., Oct., Dec., Ads due by 5 <sup>th</sup> Of the month	MID-MONTH U.S. MAIL to all Landowners & Email To all members	NEWSLETTERS MAILED & Emailed & Posted on website	ALL LANDOWNERS OF RECORD and <a href="http://www.pbce.org">www.pbce.org</a>



To read an open letter visit [pbce.org/thom-frederick](https://pbce.org/thom-frederick)

**VOTE**

**THOM  
FREDERICK**  
*FOR A CHANGE*

**For SIRWCD  
BOARD OF SUPERVISORS**

Paid political advertisement not constituting an endorsement by PBCE Landowners Association





## An open letter to all fellow landowners in the SIRWCD area:

My name is Thom Frederick and I have been a resident of PBCE for 4 years and a resident of Florida for over 30 years after my service in the US Coast Guard. I moved to PBCE to enjoy the larger open spaces, access to the parks and trails without the headaches of other communities with restrictive HOA boards. I previously served for approx. 10 years as a board member for Lakeside Green HOA #5 after being invited to bring common sense and understanding of HOA rules to the existing board. Recently, I have decided to run for a position on the Board of Supervisors for SIRWCD after being approached by several homeowners asking if I would consider running for this year's election. I believe there is a need for greater transparency and accountability in order to alleviate the appearance of bias which the Board of Supervisors have taken an oath to avoid. As an example - The current 90% threshold policy for homeowner-initiated road improvements was approved in April 2017 contrary to the March 9, 2017 minutes which state *"It was decided to present both proposals and a no-paving policy at the next Board meeting for landowner comments, and then take action at the May Board meeting."* When questioned, the replies were "Thank you for your concerns, but after spending more than six months on the new Policy, I do not see this coming back up", "The process was far from perfect but was within the legal bounds" or no reply at all. The board does have full authority under Florida statute to make policy changes and the change was in fact legal but there was certainly an appearance that the change was possibly done with bias and is absolutely not consistent with the March minutes. I feel there are other areas of improvements that can be initiated without creating an undue burden on SIRWCD staff or the Board of Supervisors. Consider the following:

- SIRWCD should use an online polling service similar to SurveyMonkey.com to gain insight on concerns brought forth by landowners in each unique area either individually or collectively. Polls can be all inclusive to include all landowners or specific to Jupiter Farms, PBCE, etc. This would allow greater feedback that can be tracked and documented by property owner in order to gain feedback and guidance on areas of concern and also avoid any appearance of bias. The Jupiter Farms Neighborhood plan even recognizes that "Jupiter Farms is indeed a special place. There is no other place like it in Palm Beach County or elsewhere" and as such the board should also recognize that there are distinct differences east and west of the canal. It is my belief that potential policies could be put in place that could be unique to Jupiter Farms but also unique to PBCE. Surveys for those areas can be conducted individually and voted on by each impacted community.
- On surveys that show a desire for a change to policy, the policy change should be put forth on a referendum during each annual election. This would allow a validated vote to determine changes to policy.
- Currently, each Board Supervisor has to submit an affidavit stating how many hours they spent on SIRWCD issues in order to be compensated up to 15 hours monthly / up to \$9000 annually per board member. I would like to have the board consider a policy that would require:
  1. No work can be done that would require compensation to a board supervisor without the direction of the Manager of SIRWCD where the work can be accomplished by the existing staff at SIRWCD.
  2. Disclosure on what time was spent on specific issues in a detailed fashion in order for reimbursement for those hours.

If you too feel it is time for a change, please consider voting "Thom for a Change". I would like to thank you in advance for considering me to represent everyone for the SIRWCD Board of Supervisors. If you have any questions, please call me at 561-628-8336.

Sincerely, Thom Frederick

# URGENT

## PALM BEACH COUNTRY ESTATES LANDOWNERS ALERT



PBCE LANDOWNERS ASSOCIATION HAS OBTAINED SUBJECT MATTER EXPERTS, A LAND USE ATTORNEY AND AN URBAN PLANNER, AND NEEDS YOUR HELP!

A **for profit addiction treatment organization** owns **multiple** homes in Palm Beach Country Estates (PBCE) and has filed applications to increase them from a current occupancy of 5 per home to a high occupancy of 14 (plus staff).

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### FINANCIAL DONATIONS ARE DESPERATELY NEEDED!

**We are solely dependent on financial support from the community.**

It is crucial, that as a neighborhood, we join together to raise the necessary funds to be properly represented by our expert professionals. Your contribution will ensure we are in the best position to protect our community. Please donate via PayPal on the PBCE.org home page or mail a check made out to PBCE Landowners Association (put CLF in the memo section) and send to PO Box 30638, Palm Beach Gardens, FL 33420.

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### WE NEED YOUR HELP NOW! PLEASE DO NOT HESITATE TO SEND IN YOUR DONATIONS!

It **can not be stressed strongly enough** how important it is that we all come together now to step up and do our part to protect the well-being of our neighborhood!

### WHY SHOULD WE CARE?

If high capacity zoning requests are approved, these facilities will alter the character and quality of our single family residential neighborhood here in PBCE.

### HOW WE ALL CAN TAKE ACTION & STAY INFORMED

- Contribute to the fund
- Sign-up for PBCELA email updates at [www.pbce.org](http://www.pbce.org).
- Read the PBCE Landowners Association newsletter.
- Get involved by spreading word to your neighbors, attending PBCE Landowners Association (PBCELA) meetings and signing our petition.
- Show up at public hearings.
- Visit [www.pbce.org](http://www.pbce.org) regularly to stay current and check for applicable public hearing and community meeting dates and times.