

*Countryside Living...*

August 2020

Palm Beach  
Country Estates

A PERIODIC PUBLICATION OF THE PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION, INC.

# CALL TO ACTION

THE APPLICATION FOR THE GROUP HOMES IN PALM BEACH COUNTRY ESTATES IS MOVING FORWARD RAPIDLY AND WE NEED MONEY IMMEDIATELY TO PROFESSIONALLY FIGHT THE PROPOSAL. IT SIMPLY CANNOT BE DONE BY INDIVIDUALS NOT KNOWLEGABLE WITH THE PROCESS. IT TAKES PROFESSIONALS WITH EXPERIENCE. WITHOUT THEM IT HAS BEEN DESCRIBED TO US AS "TAKING A POCKET KNIFE TO A GUN FIGHT". SO, WE NEED MONEY NOW!!!! WE NEED APPROXIMATELY \$60,000 TO ADEQUATELY OPPOSE THE APPLICATION. THIS IS THE LAST CHANCE. IF YOU DO NOT CONTRIBUTE THEN DON'T LOOK BACK AND REGRET THAT YOU DID NOT DO MORE FOR THE COMMUNITY. THE PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION, WITH A SMALL GROUP OF DEDICATED VOLUNTEERS, HAS WORKED FOR OVER A YEAR WITH THIS PROCESS. IT IS "DO OR DIE" TIME. STOP ANYTHING YOU ARE DOING AND DONATE \$100 NOW. YOU CAN DONATE ONLINE AT [WWW.PBCE.ORG](http://WWW.PBCE.ORG) OR MAIL A DONATION TO P.O. BOX 30638, PALM BEACH GARDENS, FL 33420. SELF ADDRESSED ENVELOPES ARE INCLUDED WITH THIS MAILING. ANY SIZE CONTRIBUTION APPRECIATED. PLEASE LOOK AT THE NEXT PAGE FOR FURTHER DETAILS.

# URGENT

## PALM BEACH COUNTRY ESTATES LANDOWNERS ALERT



### PBCE LANDOWNERS ASSOCIATION 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). We do not object to the ADA or the current use of the properties, but **we strongly oppose zoning changes that would increase the capacity.**

Last year, PBCE Landowner Association **retained an attorney and urban planner** to oppose these applications. Voluntary donations totaled approximately \$22,000 and PBCELA committed \$5000 from its previous legal fund. Of the \$27,000 in the CLF account, \$15,000 was paid in retainer fees. As of August 1, 2020 just over \$17,000 has been spent on representation. With **hearings scheduled September 3** before the Zoning Commission and **September 24** before the Board of County Commissioners, **NOW** is the time to replenish this fund. At this point, we anticipate that an additional \$60,000 is needed from our neighbors. Whether or not you contributed previously, we are counting on your support this year. All amounts are welcome. **If households contribute \$100 we can easily reach this goal, but we need everyone to ACT NOW!**

### 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 (\$100 suggested amount) 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.

### 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
- Attend the public hearings on September 3<sup>rd</sup> and 24<sup>th</sup>.
- Write letters to our elected officials. Addresses and samples available at [www.pbce.org](http://www.pbce.org).
- 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.
- Visit [www.pbce.org](http://www.pbce.org) regularly to stay current and check for applicable public hearing and community meeting dates and times.



# CAT<sub>5</sub> STORM PROTECTION

## HURRICANE WINDOWS

THE 4TH CARDENAS CONSTRUCTION      SALES - INSTALLATION - SERVICE  
 YANI CARDENAS      LICENSED - INSURED  
 OWNER OPERATOR      CGC1528653

561-317-3530 / the4thcardenas@gmail.com

# 4<sup>th</sup> CARDENAS CONSTRUCTION

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 Palm Beach Gardens FL  
 CGC 1528653

Yani Cardenas      561-317-3530  
 President      the4thcardenas@gmail.com

### 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. Ads are now in **Color!** 10% Discount on full year of 6 ads paid in advance.

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.

### Scared of the pandemic?

Need to go to the DMV to renew your registration or have other administrative errands at a county office you've been putting off? I will make appointments and go for you! Fees apply. 30+ Years Experience.

Call Debbie 561-254-4664.

### 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:

Membership -	Stephanie Duncan	575-7956
	surlure@gmail.com	
Newsletter -	Kevin Baker - Editor/Ads	748-3376
Neighborhood Watch -	Cindy Divine	744-8122
	Divinelabs@aol.com	
Park/Playground -	Ken Trapasso	578-9323
	Tim Brown	676-5527
	Bob Berman	627-1118
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:pbcenw@aol.com">pbcenw@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	flagtd@aol.com
Holiday Lights, Trick or Treating -	Debbie Trapasso	254-4664
FedEx HOME DELIVERY Lost Packages -	jbs.sam.dsi@gmail.com	
Save Our Sidewalks -	pbcegroup@gmail.com	
Speeding -	Lisa Sesler	LisaSesler@gmail.com
CLF & GAC-	Val Rozzo	ValRozzo@gmail.com
Turnpike Soundwall -	Todd Rozzo	Todd.Rozzo@Live.com

Next Association Meeting  
 Sept 8th 7:30 PM (Not at Living Oaks)  
 Watch email for details  
 as meeting will be virtual.

To be added to the PBCELA website  
 Who's Who list, email  
 pbcegroup@gmail.com  
 your PBCE resident owned  
 business contact information.



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## 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.BermanRealty.net**

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>15174 80th Dr N</b> <b>Sold on 8/5/2020 for \$575,000</b> 4 Beds/3.5 Baths/2-car Garage 2,944sf Living/5,210sf Total Area Built in 1989, Frame Construction 1.2-acre lot, Pool		<b>15231 76th Trl N</b> <b>Sold on 7/7/2020 for \$865,000</b> 4 Beds/3 Baths/3-car Garage 3,180sf Living/4,635sf Total Area Built in 2014, CBS Construction 1.15-acre Lot, Pool
	<b>8035 150th Ct N</b> <b>Sold on 7/31/2020 for \$567,000</b> 4 Beds/2.5 Baths/2-car Garage 2,865sf Living/3,915sf Total Area Built in 1990, CBS Construction 1.14-acre Lot		<b>7850 167th Ct N</b> <b>Sold on 7/6/2020 for \$585,000</b> 4 Beds/3 Baths/2-car Garage 2,582sf Living/3,294sf Total Built in 2003, CBS Construction 1.32-acre Lot, Pool
	<b>16545 74th Ave N</b> <b>Sold on 7/30/2020 for \$757,000</b> 5 Beds/4.5 Baths/3.5-Car Garage 1,956sf Living/3,778sf Total Built in 2005, CBS Construction 1.15-acre Lot, Pool, Guest House		<b>6888 150th Pl N</b> <b>Sold on 6/18/2020 for \$555,000</b> 4 Beds/2 Bath/2 Car Garage 2,319sf Living/2,934sf Total Area Built in 1995, CBS Construction 1.15-acre Lot, Pool
	<b>15314 78th Dr N</b> <b>Sold on 7/20/2020 for \$390,000</b> 3 Beds/2 Bath/2 Car Garage 1,632sf Living/2,686sf Total Area Built in 1990, CBS Construction 1.15-acre Lot		<b>16430 74th Ave N</b> <b>Sold on 6/12/2020 for \$384,900</b> 3 Beds/2 Baths/1-Car Garage 1,260sf Living/1,752sf Total Area Built in 1985, Frame-Stucco Construction 1.15 acre lot
	<b>15142 75th Way N</b> <b>Sold on 7/20/2020 for \$628,000</b> 4 Beds/2 Baths/2-car Garage 2,408sf Living/3,273sf Total Area Built in 1989, Frame-Stucco Construction 1.15-acre lot		<b>14409 66th Trl N</b> <b>Sold on 6/12/2020 for \$498,000</b> 3 Beds/2.5 Baths/2-car Garage 3,184sf Living/4,086sf Total Area Built in 1978, Frame-Stucco Construction 1.15-acre Lot

Source: MLS

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

**EXPERIENCE COUNTS! 1,000+ HOMES SOLD/RE-SOLD 1,400+ VACANT LOTS SOLD**

CALL US AT:  
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# Our CLF Professional Team



SAUL EWING  
ARNSTEIN  
& LEHR<sup>LLP</sup>



Matthew Mandel of Weiss Serota Helfman Cole & Bierman, P.L.

<https://www.wsh-law.com/>

Neil Schiller of Saul Ewing Arnstein & Lehr LLP

<https://www.saul.com/>

Michele Mellgren of Mellgren Planning Group

<http://www.floridaplanning.net/>



## PBCE.ORG WHAT'S THERE?

Visit [www.pbce.org](http://www.pbce.org) Association's website for:

**Home:** Current Issues that are important to the community & sign-up for email updates

**About Us:** Who we are and what we do

**Updates:** CLF and other updates as needed

**Newsletter:** Issues going back to 2017.

**Events:** Calendar of important dates

**Important Info:** Association's Articles of Incorporation, By-Laws, Financial Statements, COP, & Emergency contacts

**Who's Who:** List of PBCE owned businesses

**Contact Us:** PBCELA officer contact info.

If there is something else you would like to see on the website, email [pbcegroup@gmail.com](mailto:pbcegroup@gmail.com) with your suggestion.



Eric Nelson

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# THINKING OF SELLING YOUR HOME?

## NOW IS STILL A GREAT TIME!

SALE PRICES IN **PALM BEACH COUNTRY ESTATES** ARE HITTING ALL-TIME HIGHS, INVENTORY REMAINS LOW, AND BUYER DEMAND IS HIGH.

**6 HOME CONTRACTS IN THE PAST 8 WEEKS DURING LOCKDOWN**



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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) 12,000+ HOURS OF PERSONAL C.O.P. PATROLS
- 9) PROMOTES PBCE AS A GREAT PLACE TO LIVE
- 10) YOUR NEIGHBOR FOR 40+ YEARS

### SELLING OR BUYING CALL THE PBCE EXPERTS:

**Bob, Joanne, Jim, Brian,  
Paul Probst &  
Stacy Berman Probst**

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## PBCELA Meeting Minutes

July 14, 2020 7:30 PM

IN ACCORDANCE WITH EXECUTIVE ORDERS OF THE GOVERNOR OF THE STATE OF FLORIDA, BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, CDC GUIDELINES, AND IN AN OVERABUN-



DANCE OF CAUTION, THE JULY 2020 MEETING OF THE PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION, INC. WAS HELD VIA ZOOM VIDEO CONFERENCE CALL. The call was arranged by Kevin Baker for the Association. The meeting was properly advertised with an open invitation to participate in the Zoom meeting.

**OFFICERS PRESENT:** President Ken Trapasso, 1st Vice President Tim Brown, 2nd Vice-President Jason McFarland, and Secretary Bob Berman. Numerous landowners were also present via computer or cell phone.

**GUEST SPEAKER:** Jim Carroll, candidate for the Florida State legislature, was a guest speaker.

**REPORTS:** Valerie Rozzo presented a complete update on the status of the "group home" CLF applications in PBCE. Rather than repeat the report here in the minutes, landowners are encouraged to visit [www.PBCE.org](http://www.PBCE.org) for the details.

## TREASURER'S REPORT as of 7/31/2020

### Operating Account

\$13,711.27 General Fund

### Save Our Sidewalk Account

\$ 4,761.54 Balance

### CLF Fund

\$11,521.94 Balance

### Total Assets

\$29,994.75



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

**SIRWCD:** A landowner stated that a request would be made that SIRWCD reinstate the enhanced maintenance for the area sidewalks at their annual budget hearing on Thursday. There were comments for and against the proposal. Several landowners expressed their appreciation to Kevin Baker for organizing the very successful 4th of July parade.

**OLD/NEW BUSINESS:** There was no other old or new business. President Trapasso asked if anyone on the conference call had any questions or comments. Hearing none the meeting was adjourned at 8:00 P.M.

Submitted by: Bob Berman, Secretary

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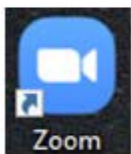





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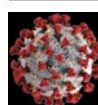
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# 2020 CALENDAR

## PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION

Note: New feature on pbce.org. Click on events tab for listing of these dates.

2020	Date	Time	Activity	Location
	September 8th	7:30 pm	<b>Association Meeting</b> Open to all residents	Be sure PBCELA has your email address for meeting details
	October 31 <sup>st</sup>	6:30pm-9:00pm	Door-Door Halloween Trick or treat	PBCE Neighborhood
	November 8th	Noon - 3:00 pm	Fall Festival and Family Day	Living Oaks Church 64 <sup>th</sup> Drive N.
	November 10th	7:30 pm	<b>Association Meeting</b> 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 6 <sup>th</sup> 1pm-4pm Tour Holiday Decorated Homes – Map to the locations Home Decorating Contest – Judging week of December 7th		
	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 www.pbce.org

 Living Oaks and the Association both adopted web video to stay connected during this COVID-19 pandemic. It would be great if our Association could go back to meeting in-person at Living Oaks. The fastest way to make that happen is for everyone to follow social distancing guidelines as strictly as possible now. Wear a mask in public. Wash your hands often. Disinfect communally touched surfaces. Sign up for Vote-By-Mail. Avoid crowds. Don't shake hands. Patronize businesses utilizing safer Coronavirus containment practices. Get deliveries. Do curbside pickup. Events in our calendar above like Halloween, Fall Festival, and Holiday in the Park are potential prizes if we all work together now!



### Living Oaks Church

Sunday Worship Service  
10:30AM

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

Please watch our service on the web!

[www.LivingOaks.org](http://www.LivingOaks.org)

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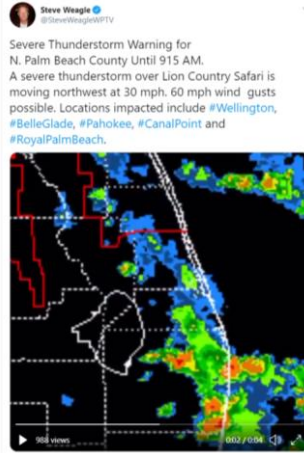
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# Named Storms Whizzing Past, Spinning off Hard Rains

Will Your **Roof** Hold Up? Your **Windows**?



August 2020 – Hurricane Season is technically 2 months old, but here in South Florida we know now is when it really heats up.

By the time something is heading our way it's WAY TOO LATE!  
**NOW** is the time to make sure you'll make it all the way through!

Every year we are flooded with calls of people who waited until the absolute last minute to try and schedule a **Roofing** project or an **Impact Window and Door** installation. This year is worse!

Do not do this! Call today!

Snowbirds are either staying down here or deciding to come back and wait times are growing. The best way to make sure you have a place in line is to **CALL TODAY!**

Don't get stuck with a leaky roof or wrestling with shutters!

**561-844-4910**



**Now is the time to call! We are always swamped with calls when the heavy rains start, and this year is worse with some snowbirds staying through the summer! Call today to get on the schedule!**

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**\*\* Land Owners Meetings 7:30 PM \*\***

**Tuesdays, Sept 8th and Nov 10th - Watch email for video link information**



## **PBCE Association Membership 2020 Dues \$40**

A **BIG THANKS** to all that have paid their dues for 2020.

If you forgot it is not too late.

Pay Online - [www.pbce.org](http://www.pbce.org)

Click on link on Home page

Pay by Mail - Make check payable to:

PBCE Landowners Association

PO Box 30638

Palm Beach Gardens, FL 33420



**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.