

Palm Beach Leisureville Community Association, Boynton Beach, Florida

BOARD MEETING - JANUARY 16, 3PM, R3 & ZOOM | TOWN HALL - JANUARY 13, 1PM R3

HOLIDAY TREE & MENORAH LIGHTING

(more photos on page 18)



HOLIDAY DANCE

Deb Borkowski & JoAnn Cirillo were the co-chairs of this event, sponsored yearly by the Recreation Committee.

(more photos on page 19)



TOYS FOR TOTS



The 8th annual Toys for Tots Drive took place on December 8th. Our community continues to donate record amounts of toys every year.

(more photos on page 20-21 & 35)

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Sundays

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6:30 p.m. Italian Dinner

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Tai Chi
Wednesdays at 11 a.m. in the Youth House



Koko the Gorilla's Ministry of Peace, Love & Bananas
Life Is SEW Good! Wednesday, January 17 at 7:00 p.m.
stories, scripture, prayer, music, video, and, of course, sewing

Origami-making during Coffee Hour – every Sunday in January
folding fun while raising funds for "The Sewing Machine Project"

Episcopal Church Women presents



Dinner Theater on Friday, January 19

\$35 reserves your seat, or buy a table of 8 for \$275

HOLIDAY HOUSES

Some of the Holiday decorated houses in Leisureville.



THANK YOU FOR YOUR SERVICE!

By Laureen King

In 1967, Matt D'Agostinis was a student in Visual Art School when he got a draft notice. "I reported for my physical and decided to choose the Air Force to use my education in photography. They sent me for training to Lackland AFB in Texas where I was assigned to the Military Police Canine Division. So much for visual arts", he jokes.



From there, he was sent to West Hampton Beach, NY where, with "Chief" his canine partner, he patrolled the perimeter of the base every night. During that summer, Matt went home on leave to marry his high school sweetheart, Judy, on July 6, 1968. They went on their honeymoon to Hawaii and after only 2 days, he got notice that he was being deployed to Viet Nam!



"After six weeks, I was shipped to Bangkok then Thailand then Nam," where he and Chief patrolled the perimeter of the base all night in the middle of the jungle.

After twelve months, Matt was sent back to Lockbourne AFB in Ohio. He continued military patrol at night. "It was so cold, they would bring the dogs inside for a break but sent us right back out there," he smiles. He also had to track down the AWOLs all over the Midwest.

"The best part of the service was working with my partner, Chief. And, of course, the traveling to places like Okinawa and the Philippines". The worst part was missing his new bride for over a year.

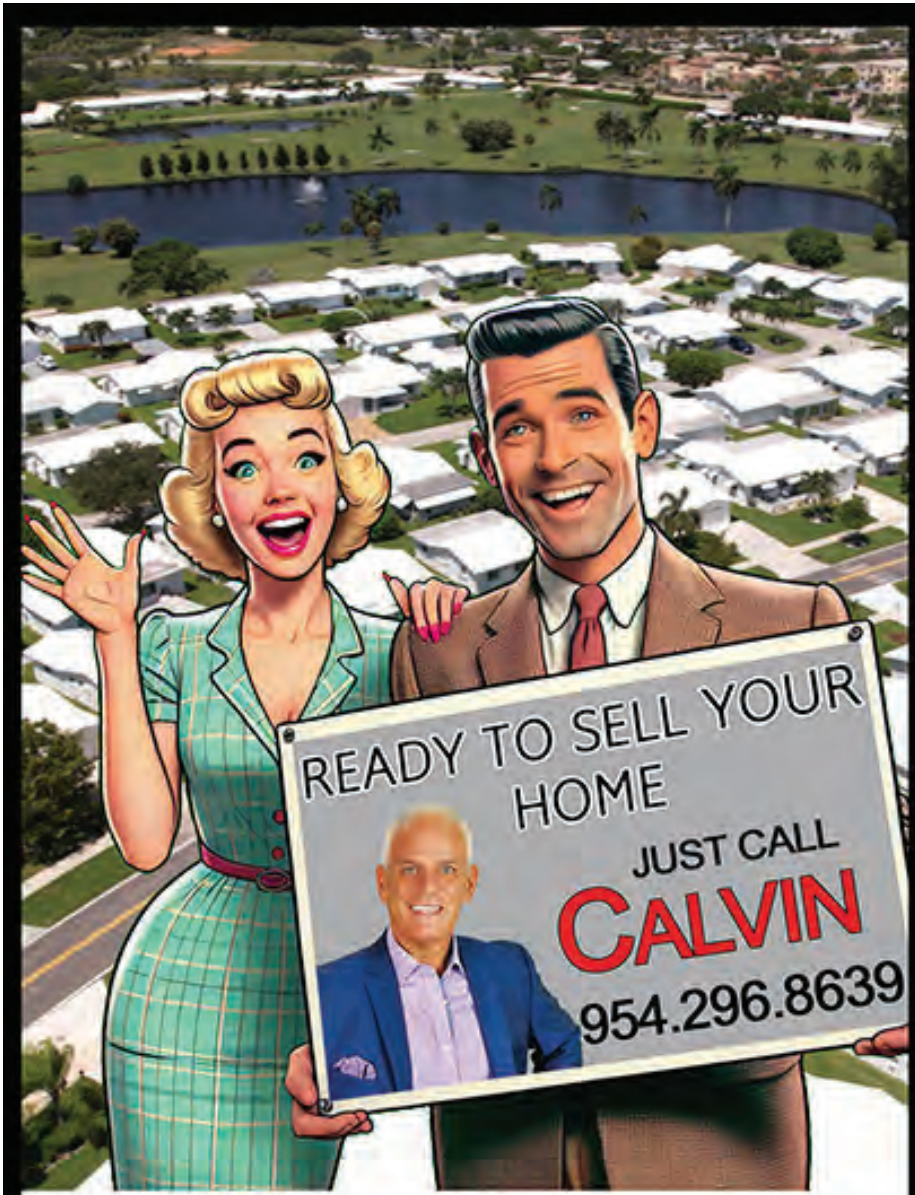
"After being discharged in 1970, when the flight landed at Kennedy, a stewardess asked if there was a Matt on board. She told me to get off first. There were over 100 people from my hometown of Harrison, NY there to greet me."

But his eyes went immediately to his wife and seeing their 4-month-old son for the first time!

GEORGE WAKEMAN TURNS 90




George Wakeman celebrating his 90th birthday with family & friends



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ASSOCIATION OFFICE STAFF

Contact the office M-F 8am-4:30pm - 561-732-7474 - fax: 561-732-5878
1007 Ocean Dr, Boynton Beach Fl, 33426
email: CustomerService@myPBLca.com

Nancy Barlow, Property Manager; Maye Landa – Assistant Property Manager; Faith Santiago, Bookkeeper; Denise Perrault, Special Projects Coordinator/Admin; Deborah Hoch, Front Desk/Admin; Regina Dennington, Front Desk/Admin; Naromi Mercy, Violations/Admin; Joseph Sparacino, Inspections; **Maintenance:** Mike Lewis, Supervisor; Glenn Scharfman, Maintenance; Sadat Rizvanolli, Maintenance; Wes Stephen, Maintenance; Joseph Sparacino, Maintenance; **Irrigation:** Mike Lewis, Supervisor; Louis Raymond, Irrigation; Collin Hemans, Irrigation; Matthew Sanchez, Irrigation; **Golf Course:** Ommy Alvarado - IGM

Estoppel requests can be obtained by calling 561-732-7474 or emailing accounting@mytblca.com

BOARD OF DIRECTORS 2023

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Email: secretary@myPBLCA.com

Board Members may also be reached by calling the office: 732-7474

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President: Peter Gaudet - (917) 841-3135; Vice President: Ed DeFillipis - (908) 268-7455; Secretary - Laureen King - (561) 732-9243; Treasurer - John Theis (207) 570-5755; Coordinators: Judy D'Agostinis (914) 774-5928 and Alice Tomame (978) 809-2106

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Barry Price - 609-338-7359, Webb White - 561-704-8816, Simone Tripp - 561-735-2205, Christine Dowless - 561-707-0226, Joe Shannon - 501-607-1927, Al Grimshaw - 774-991-2917 - (will return in the fall)

CITIZENS OBSERVER PATROL - COP

Office - R1 Email: cop@mytblca.com - Phone: (561) 375-9824 - Patrol Cars phone (561)-356-2545
PBL COP STAFF

Major Beverly Garris	Operations & Programs	732-5738
Lieutenant Sheila Pesce	Scheduling & Monthly Reports	609-618-0123
Lieutenant Duke Foell	Training & Car Maintenance	337-0814
Lieutenant Gloria Groch	Office Clerical	419-356-1904
Sergeant Peter Karalekas	Car Maintenance	737-2739

CLUBHOUSE COORDINATORS

Applications for Reservations, Club Meetings, Card groups, Activities in all clubhouses can be made by contacting Lynn Theis at 561-777-8900 or lptheis4@gmail.com
R-1 Eleana Guidice 908-208-8201; R-2: Cindy Cirillo, 732-0273; R-3: - Larry Borkowski 860-940-1686
Clubhouse addresses and phone numbers
R1 - 1007 Ocean Avenue, 561-732-7703 • R2 - 1800 SW Congress Avenue, 561-734-7572
R3 -2000 SW 13th Avenue, 561-678-8569

CONDO ARCHITECTURAL AND LANDSCAPE COMMITTEE

Chairperson: Judy Brunner, Liaison: Cliff Cole, Co-Secretaries: Pat McPartlin/Joy Brady; Board Liaison: Holly Massman

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Email: finance@myPBLca.com

Chairperson: Steve Schone; Vice Chair: Tom Long; Secretary: Richard Duffy; Board Treasurer: Hal Eide; Members: Ken Weissman, Helen Sexton, Dave Mechanic, Pat Rayball, Brad Park; CAM Manager: Nancy Barlow; Assistant Property Manager: Maye Landa; Bookkeeper: Faith Santiago; Board Liaison: Charlie Cannone

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GOLF – Email: golf@myPBLca.com

Chairman: Ed DeFillipis; Vice Chairman: Joe DiTuro; Secretary: Sandy Gentile; Assist. Secretary: Suzanne Merrick; Treasurer: John Theis; Assistant Treasurer Laureen King; Ladies League: Pam Prager; Men's League: Robert Radenberg.; Day Captains - Sunday: Lynn Kordower; Monday: Rob Bonn; Tuesday: Ginette Williams; Wednesday: Joe Dituro; Thursday: Mike Rizzo; Friday: George Venezia; Saturday: Pam Cotant. Board Liaison: Jim Czizik

GOLF COURSE

Golf Shop, 561-732-0593

CARPENTRY SHOP

January 1 to April 30 – Tuesday, Wednesday, Thursday, Friday, and Saturday – 9:00 to 12:00
May 1 to December 31 - Wednesday - 9:00 to 12:00 and by appointment with Dick Duffy, 910-274-4226

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LEISUREVILLE NEWSPAPER

Lynn Kordower, Editor editor@mytblca.com 561-716-9771; Assistant Editor, Rose Luke; Editor assistants: Gail Harrigan; Photographers: Lynn Kordower, Lyn Giglio; Advertising Michelle Travis, assistants Joan Schone, Rose Anne Roche, Webb White

MEN'S GOLF LEAGUE

President: Robert Radenberg; Vice President: John Theis; Treasurer: Robert Keating; Secretary: Mike Rizzo; Handicap Statistician: Mike Grant; Trustees: Ed DeFillippis and Mark Billet; Starter: Lynn Kordower, Rob Sobotnik

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Email: rec@myPBLca.com

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SECTION LEADERS

Viviane Dietschy, Chairperson.....	561-704-3282
Roseann Roche, Co-Chairperson	561-441-4615
Board Liaison: Holly Massman	
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Sec. 2 – Pat McPartin.....	516-660-7992
Sec. 3 – Glenn Giamatti.....	252-4536
Sec. 4 – Louise Farrell.....	843-384-2837
Sec. 4A – Ola Lee.....	410-253-7183
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Sec. 6 – Bill Patton.....	561-818-5135
Sec. 7 – Roseann Roche.....	740-0936
Sec. 8 – Cynthia Strong.....	289-9564
Sec. 9 – Mae Lazarus.....	369-1201
Sec. 9A – Richard Washburn.....	561-777-3418

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tech@mytblca.com

Chairperson: Webb White; Assistant Chairperson Rose Luke; Treasurer: Michelle Travis; Assistant Treasurer: Joan Schone; Secretary: Suzanne Merrick; Members: Vin Del Prete, Laureen King, Steve Schone, Richard Pintur; Newspaper Editor: Lynn Kordower, Editor editor@mytblca.com 561-716-9771; Assistant Editor, Rose Luke; Webmaster: Steve Schone - webmaster@mytblca.com; Assistant Webmaster: Richard Pintur; Board Liaison; Don Ernst.

SPECIAL PHONE NUMBERS

PBL Office	732-7474
Campbell Emergency Number	954-427-8770
Boynton Beach Water Dept	742-6300
Boynton Beach Water Emergencies & Utilities	742-6430
Boynton Beach City	742-6000
Emergency Police.....	911
Police Department (Non-Emergency)	732-8116
Paid Security	561-385-4485
Florida Power and Light (Emergency).....	994-8227
Caring Neighbors Office	561-731-3501
Caring Neighbors Medical Equipment - Joe Shannon.....	561-607-1927
COP Office	375-9824
City Hall, Main Number	742-6000
Animal Control - Dead Animal Removal.....	561-732-8116
Pro-Shop	561-732-0593
Leisureville News Office	200-9659
Sprinkler Hotline.....	561-734-3042
Weeds call office	561-732-7474.
Paid Security.....	786-858-5728

PALM BEACH LEISUREVILLE OFFICIAL WEBSITE:

Palmbeachleisureville.com or mytblca.com

FOR ALL COMMITTEES

COMMITTEE MEETINGS

- Board Of Directors:** 3rd Tuesday, 7 pm, R3
- Finance Committee:** 3 pm every 4th Thursday, Association Office
- Architectural Committee:** 1st Tuesday and 3rd Tuesday at 9 am every month at Conference Room R-1 (office).
- Recreation Committee:** 2nd Tuesday, 9 am, Association Office Meeting Room - R-1
- Tech Committee:** 1st Thursday 4 pm zoom or R1
- Women's Golf League:** 1st Monday, 8:00 am, R-3 - Patio Room
- Landscape Committee:** 2nd and 4th Tuesdays, 3 pm, Association Office Meeting Room - R-1
- C.O.P. Staff:** Meets As Needed
- C.O.P. Members:** Meets As Needed
- Golf Committee:** 1st Monday, 1 pm at the Golf Patio
- Men's Golf League:** 2nd Monday, 11:30 am, Golf Patio
- Condo LLC & ACC:** meetings as needed, Association Office - R1

ACTIVITIES

- Acoustic Jam Sessions** 1st & 3rd Tuesday (Oct - May) 2-4pm R1..... Ida: 518-339-6303
- Arts & Crafts** Monday 9:00 - 11:30 am R2..... Fran Stamm: 561-523-9293
- Donations** Donna: 856-522-9375
- Bocce (summer)** Tuesday/Thursday 7-8:30 pm R2..... Marietta Thomas (561) 734-5952
- Bocce (winter)** Monday - Thursday 4:30-7:30 pm R2 Judy Dagostinis (914) 774-5928
- Cardio exercise** Mon-Wed-Fri 7:45 am R3 patio & 8:00 am R1 Ola 410-253-7183
- Cornhole Monday** (Nov - March) 5:00 - 6:45 pm R3
..... Don & Mike cornholetblv@gmail.com
- Drawing & Painting** (Oct-May) Tuesday/Thursday 9:00 am - Noon R2
..... Jan: 561-737-7437
- Flea Market** Saturday 8:30 - 11:30 am R2..... Ann Marie: 561-738-9427
- Hymn Sing** Friday (Sept - May) 7:15 - 8:15 pm R2 Marcene: 561-906-4689
- Line Dancing** (Nov-April) Wednesday Beginner class 6 - 6:45 pm
Wednesday Intermediate class 7 - 8pm Rose Ann: 561-740-0936
- Water Aerobics** Monday-Sunday 9:00 - 10:00 am R1 Peggy: 727-207-1350
- Shuffleboard** Monday (Jan - April) 6:30 - 8:00 pm R1

CARD GAME/GROUPS

- Bridge** Monday/Wednesday, 12:15 - 4:00, R2..... Joan: 561-735-6059
- Canasta** Friday, 11:30 am, R1 card room
- Pat Kaufman**
- Euchre** Sunday, 5:45 pm, R2..... Gloria: 419-356-1904
- Hand/Knee & Foot** Tuesday, 6:15 - 9:00 pm, R1 Debbie L.: 561-574-2614
- Left Right Center (LRC)** Sundays 6-7:30 pm R3.. Kathy Altaro 561-602-0067
- Mahjong:** Tuesday 1-4 PM @ R2..... Julia Palmer 561 572-5515
Wednesday 1-4 PM @ R1..... Rose Ann 561 740-0936
Thursday 1-4 PM @ R1..... Julia Palmer 561 572-5515
- Mexican Train** Wednesday, 6-8PM R1 card room..... Viviane Dietschy 561 704 3282
- Pinochle** Tuesday 5:45 pm, R2 Kathleen: 954-644-9222
- Texas Hold'em** Tuesday 6:00-10:00 pm R3 Card Room... Rudy: 561-758-8654
- Twenty-five** Saturday (Oct - May) 7:00 - 9:30 pm R1.. Kathleen: 561-789-2707
- Walking Group** - 7:30 Am Tues, Thurs, Sat. R2

CLUBS

- Canadian:** Carmen Richard: 561-537-6245
- L.G.B.T. Social Gatherings**..... Deidre Fleming: (917)921-5184
- Long Island:** 1st Friday (Oct-Mar), 9:30-11:30 a.m., R-3..... 973-477-0045
- New England:** 2nd Friday (Oct-Mar), 9:30-11 a.m., R-3 561-777-4886
- New York:** 2nd Wednesday (Nov-Apr), 9:30-11 a.m., R-3..... 914-830-9580
- Pennsylvania:** 3rd Friday (Nov-Apr), 9:30 a.m. to 11:30 a.m., R-3..... 336-2182
- Veterans Affairs Committee**..... 305-906-2439

**- Leisureville Office Hours -
OFFICE OPEN 8-4:30 PM**

NOTES FROM THE BOARD MEETING

The PBL Board of Directors held their monthly meeting on December 12th at 3PM at Clubhouse 3 and on Zoom. All members were present except Jim Czizik, Jack McQueen, and Hal Eide were on zoom. In addition, Manager Nancy Barlow and Assistant Maye Landa were also there. The Board approved the minutes of the November 14th meeting. The November Treasurer Report is available at the Association office.

COMMITTEE REPORTS

Manager Nancy Barlow gave her managers' report. Nancy informed the Board that they only had one profile in. More discussion took place later in the meeting regarding openings. There will be a special member meeting on January 9th. All residents should have received this information as it was sent in the mail. This is strictly for a quorum to take nominations from the floor. A number of homes are putting in gray roofs which isn't allowed. Landscape committee inspections will start in January 2024.

Director Holly Massman talked about the Condo 22 meeting. Pat Rayball discussed how to borrow money to make large condo repairs and the reserve account. The condo people mentioned that people are avoiding the speed bumps and speeding through the parking lots. Calvin McDaniel was there and set up a new computer system and has everything on zoom for the condo meetings.

Director Charlie Cannone reported on the Finance Committee.

Brad Park attended the meeting as a new member and Charlie made a motion later in the meeting to approve this.

Director Bob Wilt attended the ACC committee meeting. Bob mentioned that they received the resignation of Dick Duffy since he is moving away. They will now have a membership of nine members which is good for their quorum.

Don Ernst missed the tech committee meeting. He mentioned that the Legion gave the committee three bags of stuffed animals for the toys for tots.

Director Cliff Cole attended the LCC meeting and mentioned that the inspections will begin in January. There is a weed hot line that the residents should call.

Director Nancy Price attended the Recreation Committee meeting that morning and reported that the holiday dance was very successful. The holiday lighting event was also successful. They are discussing how to handle all the people for next year's event. The Recreation Committee donated many things to the toys for tots. Nancy mentioned that they have a lot of events coming up for the 2024 calendar year.

Director Jim Czizik attended the golf committee meeting. The Canadian Club no longer exists. The large group that golfs on Sunday is moving to Friday mornings. Additionally, the golf committee was concerned with the loss of funds that they lose now that the board waived the \$100 rentals. The golf committee wanted to know if they would receive any consideration due to this. Jim mentioned that the golf committee was looking at some new ball washers. They are thinking of three and they are \$600 a piece. He will discuss with the Board off line. The Campbell staff is doing some maintenance on the course.

The Secretary of the Board mentioned that there are five members of the nominating committee.

NEW BUSINESS

Director Charlie Canone made a motion to accept the October 23rd financial statements. The purpose of this motion is to keep the Board of Directors up to date on the associations monthly financial position, as it is required by the associations governing documents and implementation and cost are not applicable to this proposal. It was seconded by Nancy Price. The motion carried.

Director Bob Wilt brought a motion to the Board regarding large aluminum signage for Clubhouse 1 and Clubhouse 2. Right now, the towers are bare. This will help identify each clubhouse. There was a discussion and the motion passed.

Director Jim Czizik made a motion to create an ad hoc committee to explore the creation of an animal control policy for PBL community association. The intent is to research within the PBL community to determine from its owners the desire, the necessity, parameters, alternatives and its impact and possible penalties for non-compliance of a formal policy. There was a discussion. The motion passed.

Director Jim Czizik brought up the properties that had fines levied against them.

Director Jim Czizik made a motion to force a determination for the 2024 PBL election to set the number of candidates by a majority vote by the sitting Board. Since no case law currently exists at PBL for the upcoming annual election for the specific situation for rollovers, resignations and varying legal opinions, the sitting Board will determine how many candidates should be placed on the upcoming ballot. The Board discussed the merits of the number of 5, 6 or 9 positions. Jim made a motion for plurality vote and went on to explain what a plurality vote is. Bob seconded the motion. It was discussed to open five positions first, if that didn't pass, they would go to six positions. Director Nancy Price offered information regarding the election sent by the lawyer. After further discussion, it was then opened to the floor. Resident Steve Schone said that one clear position is, one of the two people appointed clearly must be reelected. Steve stated that the documents are clear that the intent of that amendment is that the position filled for the least amount

of time would be filled by the people of the community and not the Board. Director Jim Czizik amended his motion to limit the number of positions available to the number five. The motion was passed. There will be five candidates for the upcoming election.

Lynn Kordower

BOARD WORKSHOP – December 5

The PBL Board of Directors met for a workshop meeting on December 5 in Clubhouse 3 and on Zoom at 3 PM. Not present were Vice President Don Ernst, Treasurer Hal Eide, and Assistant Secretary Jack McQueen. The rest of the Board were present along with Manager Nancy Barlow and Assistant Manager Maye Landa.

Manager Nancy Barlow reported on several projects and issues. She announced that on December 15 there will be an employee holiday lunch. She discussed body cams for employees. She explained that the hedges are aging out and need to be replaced in the future. It will be a big ticket item.

The pet policy needs to be addressed; we need to think about what to include in a pet registration- breed, size, regulations, and current laws. President Jim Czizik said that at the next Board meeting on December 12 a motion will be made to form an ad hoc committee to go through some things of interest in the community and to put out surveys about the pet policy.

Nancy also mentioned that there is a household with a cul de sac behind the home that residents walking or riding bikes there have been told they are not allowed.

The new roofs being installed are not white; they are gray looking. This needs to be addressed with the ACC committee. Secretary Bob Wilt said violations are going out. Nancy also pointed out that when these roofs or garage doors are painted the warranty could be voided.

Nancy said fertilization has gone up tremendously, so we are waiting for the pricing for the Golf Course. In March, April, and May we have paid \$360/treatment. She wants midge treatment done before painting the benches. The Golf Committee asked that we concentrate on the T-boxes and increase treatment there.

Nancy reported that the Clubhouse 3 pool renovations are complete. The spa and saunas are up and running; The Clubhouse 2 pool will be closed for a day to edge out and paint coping.

Regarding the Carpentry Shop, the hold harmless document is too long, and we need to have an attorney make this document lay person friendly. Director Nancy Price said residents are reluctant to sign it as it is now. President Jim Czizik said he believes the concern is monitors who want to be assured they are not held liable.

Nancy reported that the access control entrees are complete.

The Assistant City Manager and Nancy inspected the stop sign at South Ocean and 18th Street and concluded that the sidewalk needs to be moved to angle out toward Ocean. This corner will be a 4 way stop with higher curbs. He also said the City will install 5 plastic speed bumps (temporary bumps) with signs at each bump. These speed bumps can be moved if necessary.

The Nominating Committee is composed of 5 volunteers and 1 alternate: Michelle Travis, Michael Devan, Roseann Roche, Calvin McDaniel, and Judith Jedwar with alternate Roz Shwartz. They stuffed envelopes on Thursday December 8.

Nancy is researching digital thermostats that can raise and lower temperatures between day and night

Nancy said Condo 22 members are having issues with electrical panels and getting insurance.

The Budget was mailed out.

The membership meeting is January 9 at 9 AM for quorum purposes.

Sidewalk cleaning has resumed. The seawall topographic is to be completed. The Reserve Study is complete. The cameras are to be installed in January. The new Clubhouse 3 TV will be installed after the holidays. Nancy thanked Hal and Lloyd for doing the holiday lighting. Director Holly Massman reported on the lighting at the entrances.

Since the attorney was out of town, there is no news on the Adverse Possession. President Jim Czizik said the report on all the heirs is complete.

Shenandoah is doing camera work and should be repairing the storm drain at Summer's Lake.

Nancy is getting proposals for the pool house roofs and the Clubhouse 2 renovations prepared by the Recreation Committee.

Director Cliff Cole said the Board needs to address the proxy and if it has been amended. The other issue is the number of Board seats coming up for reelection. Director Nancy Price said at least 6 should be up – the 2 positions the Board appointed and the other 4 up for renewal. Nancy suggested that the 2 appointed should be up for a 1-year term. She said it is up to the Board to decide.

(continued on page 12)

BOARD MEETINGS

All Board Meetings at Clubhouse 3
and via Zoom at 3:00 PM

Next Board Meeting January 16, 2023

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I'm LEANNE KOPYSTYNSKY, a licensed sales agent in Leisureville (Resident of Leisureville). When it comes to Medicare, it's important to consider all of your options. What works well for your neighbor may not be the best fit for you. I know the ins and outs of Medicare, and I'm ready to answer your questions and help you find a plan that fits your needs.

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- Business Card: 3 1/8" W x 1 7/8" H = \$22/month
- Business Card YEARLY DISCOUNT = \$220/year (12 Issues)
- 1/16 Page: 4 13/16" W x 2" H = \$44/month
- 1/8 Page: 4 13/16" W x 4" H = \$55/month (+\$17 color)
- 1/4 Page: 4 13/16" W x 8" H = \$80/month (+\$28 color)
- 1/2 Page: 10" W x 8" H = \$160/month (+\$44 color)
- Full Page: 10" W x 16" H = \$320/month (+\$88 color)
- Classified: Text Only = \$11/month

WEB SITE AD PRICES - 12 MONTH MINIMUM Effective 12/15/2023

(posted at PBL public & resident sites)

***We are not accepting any new website ads until the launch of the new website.**

Phone: 561-200-9659 Fax: 561-732-5878; Email: ads@myplca.com

To download contract go to: www.myplca.com or www.palmbeachleisureville.com

PBLCA does not partner with, promote, or recommend any company, person, or those who advertise in our newspaper.

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LEISUREVILLE NEWS,**

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IT ONLY TAKES 20 MINUTES A MONTH!

CALL VIVIANE DIETSCHY, CHAIRPERSON 561-704-3282

CHECK IT OUT!!!!

- I miss my monthly Leisureville News
- I wonder what events are planned for next season
- I'd like to join one of the state clubs. Who can I call?
- What happened at the last Board meeting?
- A picture is worth a thousand words

If you have ever had any of the above thoughts, either as a snowbird or full time resident, CHECK IT OUT:

www.mypblca.com.

The official website for Palm Beach Leisureville! Easy to access.

Easy to use. Just log on and you'll have all the news, pictures, events and information at your fingertips!

TRY IT - YOU'LL LOVE IT!

About Our Ads

Leisureville News accepts advertising without endorsing or evaluating in advance the advertised products or services. We have the right to refuse advertisers. Potential buyers should satisfy themselves about the quality of the products or services. The Leisureville News will not knowingly continue advertising for inadequate products or services. If you encounter problems with our advertisers, please contact the newspaper office at 561-200-9659. Three legitimate complaints about an advertiser will result in their ad being removed from the newspaper and withheld for the next three issues. Be aware that the City of Boynton Beach and Palm Beach County may require an occupational license. Payments are non-refundable.

Advertising in the Leisureville News

Running an ad in our paper can be very easy. You can stop by the Leisureville office located at 1007 Ocean Avenue and ask for a copy of either an **AD contract** or a **CLASSIFIED AD contract** which details information we need in order to set up your account. Also listed are the sizes and prices for ads. You may submit your ad either by computer or by taking the ad and your money to the office. An ad contract is for business ads. A classified ad is for residents who wish to sell or rent something (home, goods, services, etc.) If bringing to the office, use an envelope and write "Leisureville News" on the envelope along with your check in the correct amount and your ad or classified form, Leave it in the office or you can mail the check (the address is on top of the form). We must have your check within 5 days after you submit the ad.

Classified ad forms and business ad forms can also be downloaded from the web. Go to www.mypblca.com and click the newspaper link. Then click on e-forms and print the appropriate one.

The Palm Beach Leisureville newspaper has an electronic office. We have a telephone number that anyone who wants to run/publish an ad in our paper can call to get information. Someone will return your call in a timely manner, but you must leave a detailed message with a call back phone number, your name and some idea as to why you are calling. Depending on your needs, one of our staff will return your call. This line also addresses billing and ads so please be as specific as possible.

Leisureville News is published once a month and delivered or available during the first week of the month. The deadline for **articles, pictures, notices, club news classified ads, and other submittals** are due no later than the eighteenth of the month PRIOR to the month you want it published. These items can be emailed to editor@mypblca.com. The **business advertising** deadline is the fifteenth of the month and can be emailed to ads@mypblca.com. Extra copies of business ad forms and classified ad forms are in the office and clubhouses. Leisureville News

**LEISUREVILLE NEWS
DEADLINE INFO**

NEWS, FEATURES, SPORTS, PICTURES
SENT VIA EMAIL

**DUE BY THE 18th OF THE MONTH
ARTICLES TO BE TYPED**

**DUE BY THE 15th OF THE MONTH
ADVERTISEMENTS, CLASSIFIEDS**

**DUE BY THE 15th OF THE MONTH
EMAIL FOR NEWSPAPER: editor@mypblca.com
EMAIL FOR WEBSITE: webmaster@mypblca.com**

WEEKLY BLAST CAN BE MAILED

Manager Nancy Barlow sends a weekly blast to the Leisureville community via email. Presently over 2000 email addresses receive this email. It is estimated that approximately 290 residents do not receive the blast because they do not have Internet access and/or computers. In order to address this discrepancy, Nancy has hard copies available at the office. In addition, any resident who wants the blast can call the office at 561-732-7474 and request a copy of the blast be mailed to the home.

**ATTENTION DOG OWNERS
PLEASE RESPECT OTHERS
PICK UP AFTER YOUR DOG**

**COP VOLUNTEERS FOR THE
MONTH OF OCTOBER 2023**

ALLEN, LINDA
BRANDT, JANET
BRANDT, KEITH
BROWNING, JIM
CHODAN, MAUREEN
CIRILLO, CYNDI
CORRIGAN, ROBERTA
CORVEN, CHRIS
D'ACUNTO, SANDY
DEVENO, LORILEE
DICUFFA, DELIO
DOWLESS, CHRISTINE
EIDE, DONNA
EIDE, HAL
DIMARCELLI, MARISSA
FARRELL, LOUISE
FAUST, DEL
FOELL, DUKE
FRANKLIN, BECKY
GARLANS, JEFF
GARLANS, TIL
GARRIS, BEVERLY
GRAHAM, HUGH

GRAHAM, JACKIE
GROCH, GLORIA
HANES, DAVE
KERVIN, MIKE
MANCKE, LOIS
MANCKE, PETER
MEIER, NANCY
MEDEIROS, DIANE
MILLER, KEN
PATTEN, BILL
PATTEN, LORRAINE
PESCE, SHEILA
PETERSON, JIM
PETERSON, KATHLEEN
SHASHA, CAROL
SMITH, LES
SMITH, PATTY
TURCO, JOHN
WAKEMAN, GEORGE
ZAPF, CARL
ZAPF, CAROL
WILLIAMS, GIANETTE
WILLIAMS, WAYNE

COP Meeting

Annual COP meeting to be held Tuesday, January 30, 2024 at 1:30 in Clubhouse three. Please try to attend. We will also be giving out hourly pins from the last year. Denise is excited to see everyone

Hope to see you then If you have any questions call Gloria 419-356-1904.

Attention Past COP Members!

We appreciate your service, but we need your white COP shirts back.

PLEASE search your closets and bureaus to see if you still have a shirt. We do not have enough shirts for current members and the Boynton Beach Police department does not have the funds to purchase us additional ones. Shirts can be returned to the Campbell Property Management office in Clubhouse 1.

Block Captains

Please include your phone numbers next to your signature when picking up your papers.

Thank you. Viviane Dietschy Chairperson

**CARING NEIGHBORS NEEDS DRIVERS AND
OFFICE STAFF**

**PLEASE CALL THE CARING NEIGHBORS OFFICE
TO VOLUNTEER YOUR SERVICES.**

561-731-3501 THANK YOU

Refuse Schedule Residents Please Read

Residents should note that recyclables and regular garbage are picked up every Tuesday. You may put out your bins and pails Monday evening. Large items (sofas, cabinets, etc.), garden clippings, and regular garbage are picked up every Friday. You may put these items on the curb on Thursday night, but not before. Do not leave large furniture items and landscaping trimmings on the curb for days before Friday pickup. It makes the neighborhood look unsightly for long periods of time.

CLUBHOUSE RESERVATIONS

Applications for Reservations, for all Club Meetings, Card Groups, and other activities, please contact Lynn Theis at 561-777-8900 or email lptheis4@gmail.com.

ACTIVITY CANCELLATIONS OR RESCHEDULING

Please remember to email customerservice@mypblca.com & lptheis4@gmail.com in anticipation of any cancellations or rescheduling to keep the PBL community & staff informed. Thank you!

It's Falls Prevention Season

Leslie Craig's Strength, Flexibility and Balance Class is Challenging PBL residents to take part in measuring their balance for 8 weeks. The exercises are below and in the Caring Neighbors Office.

Balance Challenge - Everyday at least 10 min for 8 weeks

NAME _____

DATE STARTED _____

Lift left leg, eyes open _____ seconds

Lift right leg, eyes open _____ seconds

Lift left leg, eyes closed _____ seconds

Lift right leg, eyes closed _____ seconds

INSTRUCTIONS:

1. R leg forward L leg back, walking (rocking) motion step back and forth like walking but staying in place. Repeat, holding front leg up then back leg up for a count of ten. Then switch to L leg forward R leg back.
2. Side to side, rock back and forth, start to lift R then L foot and hold for a count of ten, continue back/forth.
3. Step out front R foot, push off on ball of foot and step back (8x), then to the side and step back, then step back and push off step back in. Repeat other side.
4. Knees together bend knee, try to hold 10 sec then switch to other leg.
5. Lift knee in front (like #4) hold 10sec, then switch to other leg.
6. Extend R leg out to side (keeping leg straight) lift up down 8x then try to hold 10 sec with leg extended. Repeat other side.
7. Tight-Rope walk, heel toe walk a few steps forward then a few steps backward and hold in place for 10 seconds

Always have chair close for support. Hold if needed for support eventually lifting hand off as much as possible. Keep practicing! Goal is to hold balance for 10 sec without support. Eventually closing eyes while balancing.

Important! Always have chair, counter, table or something close to hold. You Got This!

DATE ENDED _____

Lift left leg, eyes open _____ seconds

Lift right leg, eyes open _____ seconds

Lift left leg, eyes closed _____ seconds

Lift right leg, eyes closed _____ seconds

MAH JONGG PLAYERS

PBL will be having their 2nd annual MAH JONGG TOURNAMENT coming this January 09,2024. All residents and their guests that play is welcome. Everyone that played last year enjoyed the tournament and are looking forward to playing in 2024.

Tournament cost will be \$20 per person (Cash). Each round is 2 sets of 4 games. Players will draw for table assignment and will rotate after each set of games. Rules and scoring info will be the same as last year.

Tournament play will be as follows:

- Round 1 – Tuesday 1/09/24 at 12:30
- Round 2 – Wednesday 1/10/24 at 12:30
- Round 3 – Tuesday 1/16/24 at 12:30
- Round 4 – Playoff (if ties) 1/17/24 at 11:00
- Lunch and awards at 12:30

Please use the form below to sign up for the tournament and turn it in to Julia Palmer, Marilyn Reader or Rose Ann Roche on Tuesday or Wednesday at Mah Jongg.

Come out and play any Tuesday–Clubhouse 2 or Wednesday-Clubhouse 1 at 1PM.

All players and all skill levels are welcome.

Please enclose your \$20 (cash) with your entry.

MAH JONGG TOURNAMENT - \$20 (cash) - starting 1/09/24.

NAME _____

EMAIL ADDRESS – please print clearly. _____

PHONE NUMBER _____

PSII SECURITY (786-858-5278)

PBL's change to the new nighttime security company has resulted in approximately \$40k annual savings for the HOA. PSII has been contracted to patrol the community as follows:

- For nighttime inspections (parking, coach light violations)
- To report about any safety issues to management
- To report suspicious activity to management
- To conduct perimeter checks around the clubhouse facilities, secure & lock up all buildings
- Limited hours between 10 p.m. – 4 a.m.

If you have an emergency, please call the police or ambulance. PSII cannot intervene with criminal and/or neighbor to neighbor disputes. They can, however, take a documented report of an incident occurring in the moment.

CASINO TRIP

Our next Casino trip will be Friday, January 19th to the Big Easy Casino in Hallandale Beach. We will leave from R3 at 8:45 a.m., returning at approximately 4:00 p.m. Cost is \$20 per person, with a return of \$30 in free play after earning 10 points. Please reserve your seats with Kathy Altaro every Monday at Bingo or Sunday evening at Left Right Center (both at R3), or by phone at (561) 602-0067. See you soon!

Shabbat Meet and Greet Dinner

Let's get together!

Meet and greet your fellow Jewish neighbors over an enjoyable Shabbat meal.

If you are interested in participating in a pot luck Shabbat dinner (non-meat) starting in December (date to be announced)

Please contact Dan or Dani Segal
973-534-2483 or 973- 919- 8258

Dani.l.segal@gmail.com
Dannyboysegal@gmail.com

NITE @ THE RACES
SATURDAY, JANUARY 20, 2024 CLUBHOUSE 3

SOLD OUT

5:00 PM
RACE – 6:00 PM

MISSION - \$20.00 - INCLUDES HORSE

1/2 SUB SANDWICH & CHIPS - TURKEY OR ITALIAN - COOKIE + WATER - BYOB

TICKET SALES: R3, 9 – 10 am, DECEMBER, 12-19th JANUARY, 9th, 2024

SPONSORED BY THE LONG ISLAND CLUB

CHAIR YOGA
WITH INSTRUCTOR
MADISON RABELO

STARTING THURSDAY JANUARY
CLUBHOUSE #1 -

Reservation for \$... for... sessions
per... Breakfast Meeting.

SOLD OUT

... ADMITTED ONCE THE
CLASS HAS STARTED
MEMBERS ONLY

SPONSORED BY THE LONG ISLAND CLUB

MYPBLCA.COM

LOG IN TODAY & SEE WHAT'S NEW
FIND OUT WHAT IS HAPPENING HERE

NEW YORK CLUB NEWS

The ancient art of Glassblowing is over 3,500 years old. During the New York Club's visit to the Benzaiten Creative Art Center in Lake Worth, artists demonstrated the many steps needed in creating glass objects. Patience, timing and cooperation all went into making a lovely little palm tree.



Housed in the original freight train station for Florida, and the only one left in the state, the building is on the Historical Register. The railroad runs along its east side.



The open aired space with several 900 degree furnaces is a place where artists come to learn or work on their own projects. There is an extensive teaching program for school children to work with the artists. The Center sees over 1,000 kids a year.

Classes for veterans or any individual are also available.

The gallery and the gift shop are filled with extraordinary and beautiful glass work, both large and very small. The areas are open to the public and are well worth a visit. More photos in next months paper.

What an informative and interesting trip.

Join us for our first meeting of the new year on Wednesday, January 24th at 9:30 am in R3. We will be entertained once again by the wonderfully talented Kings' Academy Jazz ensemble under the direction of Wes Lowe. Always a treat!

Dues for the year are still \$5.00. There will be door prizes and 50/50 raffle tickets, along with tasty treats and lots of camaraderie.

We also have plans for a Fat Tuesday/Valentine's Day celebration for our meeting on Tuesday, February 13th.

Quote: Be Kind, for everyone you meet is fighting a hard battle. Ian Maclarn Maria D' Aloia, secretary

AEROBIC EXERCISE RETURNS TO R1

Beginning January 3rd we will again have aerobic exercise on Monday, Wednesday and Friday at 8:00 am in R1. Leslie Sansone tapes. All are welcome.

Call Ola Lee for information: 410-253-7183

LIFE GETS BETTER TOGETHER SOCIAL CLUB

Our get togethers are held the 3rd Sunday of each month. The next one will be Jan 21st.

Just for your information, LGBT is a club formed by Orlando Santiago and Evie Wright meant for friends to come together for a relaxing evening set on the Golf Patio under the stars.

Participants are asked to pay \$2.00 to help cover the cost of using the Golf Patio. Many members bring something to share with everyone. It is just a nice relaxing time to share with friends and neighbors.

Thanks. Bob Wilt. Co-coordinator

ACOUSTIC JAM SESSION! STARTING AGAIN ON OCTOBER 3!

Meeting on the 1st and 3rd Tuesdays, from December 5 through May at Clubhouse 1 from 2 - 4 pm

Enjoy music together with any acoustic instrument or just to sing along!

Call / Text Ida with any questions: 518-339-6303

PENNSYLVANIA CLUB

In December we hosted a Christmas party. After our coffee and muffins, we had a grab bag gift exchange and sang Christmas songs with Ida Sands.



Join us for the next meeting of the Pennsylvania Club on Friday, January 19, at 9:15 AM, in Clubhouse 3, for coffee and donuts. PBL artist, Pat Kaufman, will be demonstrating how to transfer a drawing (valentine theme) to canvas using acrylic paint. If you wish to paint there will be a \$5 charge for supplies.

Dues of \$5 for one year will be collected. You may also bring your donations for Forgotten Soldiers. We will be having our usual door prizes and 50/50 money raffle.

Best wishes for a Happy and Healthy New Year!
Neena Lynch, President

Android Phone Classes

Have a new Android phone?

Don't know how to use it?

Pat Chichester will show you how to overcome the challenges in operating your phone. Pat will have classes with hands-on instructions. Call Pat 561-523-0077 and let her know you are interested in taking her class. Date and Time TBD.

BINGO

Sponsored by the Long Island Club

Every Monday Clubhouse #3

Doors open at 1:15 - Games start at 2.

\$10 to play

All residents and their guests 18+ are welcome
ALL INCOME IS RETURNED IN PRIZES

RECREATION COMMITTEE

UPCOMING 2023-2024 EVENTS

HEALTH FAIR - JANUARY 26, 2024

BBQ & CHEESECAKE RAFFLE - FEBRUARY 3, 2024

VARIETY SHOW - FEBRUARY 23,24,25, 2024

ST. PATRICK'S DANCE - MARCH 2, 2024

FASHION SHOW - MARCH 6, 2024

ARTS & CRAFTS SPRING BAZAAR - MARCH 23, 2024

DOO WOP DANCE - APRIL 6, 2024

...MORE INFORMATION TO FOLLOW BY THE COMMITTEES...

8-Ball Tournament

Anyone interested in participating in an 8-Ball tournament in clubhouse R-3 this January? We will be playing by official BCA rules. At this time the tournament will be for PBL Leisureville residents only.

Date/Time: January 17th at 4:00 pm

Location: Clubhouse R-3

Order of play will be determined by lottery.

If interested, please contact John Theis by email at jtheis52@aol.com or at 973-610-3556 for more information.

WANTED! MOTORCYCLE OWNERS

ANY AND ALL MOTORCYCLE OWNERS IN PBL THAT WOULD LIKE TO MEET FOR AN OCCASIONAL SHORT RIDE AROUND TOWN

CONTACT DONNY:

dr82858@hotmail.com



LONG ISLAND CLUB

We had a great turnout for our Membership Christmas/Holiday Breakfast. Our annual check for Caring Neighbors and Support a Senior was presented to Barry Price, President of Caring Neighbors. We had ten door prizes. Many thanks to Mary and Paul Martin who donated the Christmas/Holiday Bucket containing eight gift cards from local vendors and friends.

Also Paula Curran for the wine. Along with four happy winners of the money raffle.

Friday, January 5th morning meeting, the City of Boynton Beach Events Manager Gabriell Favitta will tell us about all social events planned for Boynton Beach.

THE NIGHT AT THE RACES, Saturday, January 20th, 5 pm. TICKETS ARE \$20.00. On sale January 9th - R3, 9-10 am (unless sold out)

CHAIR YOGA, 1st Class Thursday, January 11th - 3 pm - R1 Clubhouse. All participants must be registered before 1st class.

Friday, February 2nd morning meeting, Bob Ryder will give a PowerPoint Presentation on Mt. Washington, home to the world's worst weather, and its importance. Also, a sneak peek at how the meteorologists live there.

A Happy 2024 New Year to All
Patty Merrell - Secretary

Long Island Club makes a donation to Caring Neighbors

Barry Price, Caring Neighbors President, accepting donation from the Long Island Club from Cheryl Ryder, Julia Palmer and Marilyn Reader.

Caring Neighbors wants to thank the Long Island Club for their generous donation. The donation will definitely help in the continuation of services Caring Neighbors provides for the community of PBL. Services such as driving residents to medical appointments, providing meals to residents in our Outreach Program, loaning medical equipment and having guest speakers at our Meet and Greet meetings.

THANK YOU! YOUR DONATION IS GREATLY APPRECIATED!



Door Prize Winners



Money Raffle Winners

NEW ENGLAND CLUB

At our December meeting we all enjoyed some holiday cheer with a plentiful continental breakfast. Then Ida led us in a few holiday songs. We concluded with a free door prize raffle, in which almost all participants went home with a prize. Everyone received Christmas headbands, jingle bells and more. Thanks Evie, for a fun morning!



Our January 12th meeting will feature a speaker on neuropathy, and dealing with everyday activities, like driving. We hope to see you there.

We want to thank everyone who donated to the kids of the Caridad Center. We collected 140 pajamas! Also, thanks to all who were kind enough to help out, including Louise Farrell, Bill and Lorraine Patten, Jim Czizik, Marilyn Reader, and Andy G.

Tickets for our February dance will go on sale beginning the 2nd Tuesday in January, at CH 3, from 9 -10 am. Save the date!

May you have a happy and healthy start to the New Year!

Ida Sands, Secretary

ARTS AND CRAFTS

Happy New Year - Start the new year with Crafting!!

Come meet all the crafty and creative ladies on Mondays at Clubhouse 2 from 9am to 11:30am. Each Monday we will be crafting and will have a table of great personal and home decor for sale. Come and see what keeps us busy! Everyone is welcome to join in on the fun, new crafters, established crafters, friends and those with crafting ideas. If you are a crafter and would like to teach your skills to the Monday group, just let us know. Everyone loves learning new things.

If there is something special you need for a gift or your home decor, give us a call and we will see if we can accommodate you! Please email pblcraftsgroup@gmail.com or Donna at 856-522-9375.

Our Arts & Crafts Group is on Facebook. Take a look and "like" us. In the search bar, type "Palm Beach Leisureville Craft Group".

While you might be cleaning out some of your treasures, here are some of the donations we are always looking for:

1. Old jewelry - all types, styles and single pieces
2. Fabric - lots or a little - everything helps
3. Quilting supplies
4. Beads - all sizes and types
5. Jute rope or macrame rope
6. Fishing Line
7. Bottle cutting tool/machine
8. Yarn
9. Cricut machine and supplies
10. Starfish
11. Seaglass
12. Odds and Ends

If anyone has any questions, or anything to donate to the Leisureville Crafts Group please call Lyn Giglio at 518-789-6558 or Donna Hanson at 856-522-9375 or email pblcraftsgroup@gmail.com and they will pick up at your house.

Lights...Camera...Action

It's that time of year again when we start preparing for the Variety Show 2024. The Leisureville Player's are looking for Helpers/ Backstage Crew, Props, singers, dancers and comedy. We are meeting at R3 at pm 7 on November 16 & December 14. For information/questions contact Director Ron Wolff. Phone 561-716-5308 or ronwolff6@yahoo.com

Come join the FUN!

GET FIT and HAVE FUN

Line dancing classes starts November 1st. Call Rose Ann 561 740-0936

Beginner class : Wednesdays 6 - 6:45pm R3 patio

Intermediate class: Wednesdays 7 - 8pm R3 patio

Future Condo-22 Coalition Meetings

Monday, January 8, 2024 East Room of R-1 - 1 PM

Monday, February 12, 2024 East Room of R-1 - 1 PM

Monday, March 11, 2024 East Room of R-1 - 1 PM

Monday, April 8, 2024 East Room of R-1 - 1 PM

Hamburger /Hot Dog Cookout & Cheesecake Raffle

The Recreation committee will be holding our cookout / cheesecake raffle on Saturday, February 3, 2024 at 1:00 P.M. at Clubhouse 3. We will be selling cheesecake raffle tickets and food tickets beginning January 2nd, 9th, 16th, and 23rd from 9 AM-10 AM at Clubhouse 3.

*1/2 lb. Hamburger, bag of chips and a drink

*Hot dog, bag of chips and a drink

*Ice cream Sundaes

Cheesecake raffle tickets will be \$1 each or 6 for \$5.00. We expect to have at least 20 (or more) cheesecakes to raffle off. These cheesecakes will be made by your own neighbors! NO store bought. You need NOT be present to win cheesecake. If you would like to make a cheesecake and donate it, please call Janet Brandt @ 516-695-6130. If you have any questions, please feel free to call Janet.

BOARD WORKSHOP – December 5

(continued from page 6)

Secretary Bob Wilt said that under 720 the appointed member should fill the unexpired term of the previous board member. The Board has to have a decision before the end of December. President Jim Czizik feels it would be devastating to have 9 openings. The Board is in favor of coming to an agreement at the next Board meeting.

According to our documents, "Any vacancy resulting from the voluntary termination of a Director's services during the first year of a two-year term shall be filled by the Board of Directors and such appointment shall continue until the next annual meeting. At such next Annual Meeting a Director shall be elected to serve only the remaining one year of the two-year term involved."

Resident Jim Browning reported that a mailman is using a swipe card to enter our building. Nancy Barlow will handle this.

President Jim Czizik said that we do not have an animal policy. He explained that there was a situation in January involving a dog attacking another dog. He went into detail about how the situation was handled. The individual is now preparing a class action suit because we have no pet policy. It is urgent we have one.

Rose Luke

MANAGEMENT REPORT December 2023

ACCEPTING NOMINATIONS FOR THE BOARD OF DIRECTORS 2024

Now is the time to seriously consider submitting your profile as a candidate for one of the upcoming vacancies on the Board of Directors. If you enjoy living in Leisureville, then this is your chance to get involved and work for the good of our community. Any interested resident who meets the requirements below should submit his/her profile at the Association Office no later than 4:00 p.m., December 28, 2023.

Board Qualifications:

- One page profile limited to 400 words or less.
- Candidates must be an owner of PBLCA home (name on the Deed).
- Candidates must be current on all maintenance assessments.

1/9/2024 Special Member's Meeting - By now, you should have received the meeting notice packet for the 1/9/2024 Special Member's meeting. If you have not received the notice yet, you can download a copy that will be emailed to you or stop in the office for a copy. The office **MUST** have a copy of your Voting Certificate on file for your vote to count with valid owner information. If you have made any changes to your deed, a new Voting Certificate is required. If you have any questions, please call Palm Beach Leisureville Administrative office at 561-732-7474 or email the office at PBLvote@mytblca.com.

Very Important: If you cannot attend the Special Members' Meeting, please submit your proxy, so that a quorum can be established. Please note that your proxy holder must be present at the Special Members' Meeting in order for your proxy to be valid. To assist in the process, you are welcome to leave the line blank on the proxy designating your proxy holder. In so doing, you are selecting the Association's Secretary as your proxy holder, who will be present.

ROOF REPLACEMENTS – ACC APPLICATIONS – We continue to see exterior modifications being done to your home without ACC approval

especially roof replacements. You must receive ACC approval before replacing a roof. We are also seeing gray roofs being installed. **Gray is NOT an approved color. Roofs must be white** as noted in our ACC application and ACC Rules & Regulations.

LANDSCAPE COMMITTEE – The landscape committee will begin their annual inspections in January 2024.

PROPERTY INSPECTIONS – Home Inspections are completed throughout the year in accordance with Palm Beach Leisureville's Governing documents and are on-going. If you receive a letter, please consider it a friendly reminder to make necessary maintenance improvements. For the month of November 2023, the Inspection Team inspected 361 properties which includes LCC, ACC, Coach Lights Out and Parking violations. 222 non-compliance notices were mailed and 139 were closed out. Thank you in advance for your compliance and your willingness to do your part.

COASTAL PAINTING

- 2024 Pressure Cleaning Schedule (Be on the lookout for additional information)
 - The following sections is scheduled to be pressure washed in 2024: 2, 8, 9E and 9W.
 - The following sections is scheduled to be painted in 2024: 6 and 7.
 - If you have any questions or concerns regarding the painting or pressure cleaning of your home, please contact the office, or email Painting@mytblca.com or PressureCleaning@mytblca.com

Work Orders - A total of 256 work orders were processed for the month of November 2023 which includes Maintenance, Irrigation, and Landscaping.

PBLCA's AUTHORIZATION TO ENTER PRIVATE PROPERTY LOTS

As a reminder to our residents, upon receiving the COA (certificate of approval) from the association at the time of resale (purchase), you have given the association employees, contractors, & representatives authorization to enter your property lot for periodic and annual inspections in accordance with PBL's Governing Documents.

Please refer to your -

- Orientation Packet - Rules & Regulations; Section 1: Maintenance, and
- ACC (Architectural Control Committee) Policy; Section 101.18 – 101.20.
- We thank you in advance for your cooperation and understanding.

New Residents: 10 resales and 4 leases in November 2023

Status of various items:

- R1 ~ Shuffleboard Court concrete repaired.
- R2 ~ Four (4) new telephone (emergency phone line) handsets were all rewired and replaced.
- R2 ~ Pool Coping revitalization –
- Golf Shop ~ Monument Wall lettering painted.
- SW 18th Street Speed Bumps (City) and new Ocean and 18th Intersection is pending City involvement.
- SW 8th St. & Ocean Dr. ~ sidewalk repaired (by city of Boynton Beach)
- Calusia hedge was installed between Wawa and PBL.
- R1, R2, R3 & Golf Shop ~ Boynton Beach PD 'No Trespassing' signs installed.
- Seawall topography survey should be ready this week for engineers/permitting

ARE YOU IN?

2024 Board of Directors Election is February 6, 2024
(Contingent upon membership quorum)

Have you returned your proxy?
MAKE YOUR VOTE COUNT!

Be sure to complete your proxy and submit it, to count your participation toward the necessary quorum.

We need you to ensure we reach our quorum!

You should have received your 1/9/2024 Special Members Meeting notice. If you cannot attend the meeting you need to complete your proxy and return it via mail, in person or to the office or place it in any of the green proxy drop off boxes located at each clubhouse.



**Get Involved! Tell your neighbors!
Complete your Proxy!**

Special Member's Meeting

Tuesday, January 9 - 9AM at R3

Meet the Candidates

Sunday, January 14 - 1 PM at R3

MYPBLCA.COM

**LOG IN TODAY & SEE WHAT'S NEW
FIND OUT WHAT IS HAPPENING HERE**

ATTENTION:

PBLCA MAH JONGG PLAYERS



2024 MAH JONGG TOURNAMENT

ROUND 1- TUESDAY 1/09/24 12:30 PM
ROUND 2 - WEDNESDAY 1/10/24 12:30 PM
ROUND 3 - TUESDAY 1/16/24 12:30 PM
PLAYOFF IF TIED - WEDNESDAY 1/17/24 11:00 AM
AWARD LUNCHEON 12:30 PM

COST: \$20 LEISUREVILLE RESIDENTS & GUESTS ONLY
EACH ROUND IS 2 SETS OF 4 GAMES
PLAYERS WILL DRAW FOR TABLE ASSIGNMENT AND WILL ROTATE AFTER EACH SET OF 4 GAMES. RULES AND SCORING INFO WILL BE EMAILED TO EACH PLAYER UPON RECEIPT OF ENTRY.
SEE JULIA PALMER, MARILYN READER, ROSE ANN ROCHE FOR YOUR SIGN-UP FORMS. PLEASE ENCLOSE \$20 WITH YOUR FORM

Palm Beach Leisureville Health Fair 2024

We hope you can join us for our upcoming HEALTH FAIR, so that we can provide health information to maintain a strong healthy lifestyle to our community. The health fair will be held on Friday, January 26th, 2024 from 9:30 a.m. until 12:30 p.m. at Palm Beach Leisureville Clubhouse 3 at 2000 SW 13th Ave, Boynton Beach, FL 33426. Everyone should set up by 9:15 am and we ask that you do not break down your exhibit before 12:30pm. We normally have over 300 people attend, so please bring enough educational and promotional material. There will be FREE COFFEE and goodies in the morning.

Each exhibitor will have a 6' table and 2 chairs. Please bring your own tablecloth for your table. Also, let us know on the registration if you have any special needs or requirements that we should be aware of prior to setup, such as electricity or location. We will do our best to accommodate you. If you are providing a complimentary screening, please note it on the form. Exhibitors, if you bring raffle prizes, please do the raffle drawing at your own table. We will have a photographer available to take photographs of all raffle winners that will be published in our newspaper.

An additional requirement for vendors is to show insurance coverage by sending a copy of insurance certification with your application. Certifications must include Palm Beach Leisureville Community Association in the section listing 'Named Insureds'.

The registration fee for an exhibit is \$100 for 6' table.

Please complete the attached registration form with **check payable to**

PBL Recreation Committee ---- by December 20, 2023

Mail to: PBL Recreation Committee
C/O Eleana Guidice

122 Ocean Court, Boynton Beach, FL 33426

Please contact us if you have any questions.

Eleana Guidice (908) 208-8201 or meguidice@icloud.com

Palm Beach Leisureville Health Fair 2024: Vendor Application

Company/Organization Name _____

Address _____

City, State, Zip: _____

Contact Name: _____

Phone Number: _____ Fax Number _____

E-Mail Address _____

Service Exhibiting: _____

Screening if Offered: _____

Raffle Prize: _____

6ft Table (\$100): _____

Electricity: No Yes
(Please bring extension cords if you require electricity.)

Special Setup Requests/Requirements:

Please make the check payable to PBL Recreation Committee and mail with completed form & insurance certification (with Palm Beach Leisureville listed in the 'Named Insured' section) no later than December 20th, 2023 to:

PBL Recreation Committee
C/O Eleana Guidice
122 Ocean Court
Boynton Beach, FL 33426

Signature: _____ Date: _____

LEISUREVILLE CRUISERS

Happy New Year Leisureville cruisers! We had so many pictures from our November cruise that more will be in next months paper. We had lots of fun in the casino and doing the game shows.

We are still making plans for our weekend cruise February 16th to the 19th. If anyone else wants to join us, it will be at the current rate, the day you book, as the group rates are closed. We are still making plans for our MSC world Europa cruise September 20-27, 2024. That will be leaving Barcelona Spain stopping in Marseille, France, Genoa, Italy, Naples, Italy; Messina, Italy; La Valletta, Malta; one day at sea, and returning to Barcelona Spain. Prices are guaranteed until May 19th. Fliers are in all clubhouses.

Our November group is full, but you can book at the current rate if you'd like to join us.

It may seem too early, but we are making plans for our 2025 Transpacific trip from Honolulu to Australia on Celebrity Solstice. Our group rates for this trip will be \$8343.26 for a prime concierge veranda, \$8157.26 for a veranda partial obstruction and \$7475.26 for a prime inside cabin. It will be a 19 day cruise starting October 2nd and ending October 22, 2025. Of course you want to spend a few days in Honolulu, and probably a few days in Australia at the end of the cruise. I will post a flier in mid January. These prices are with drinks and WiFi and also a refundable deposit.

Any questions, please give me a call, leave a message or text me - Julia Palmer 561-572-5515.



Join us on the ROYAL CARIBBEAN LIBERTY OF THE SEAS 3 NIGHTS February 16-19, 2024

Join us for a Bahamas cruise leaving from Ft. Lauderdale with stops including Nassau, Bahamas and Perfect Day at Coco Cay

Prices are per cabin for 2 people

Interior	\$797.04	12 cabins available
Ocean View	\$887.04	4 cabins available
Balcony	\$1013.05	4 cabins available

Additional costs are gratuities \$48/person and transportation to and from Ft. Lauderdale

A \$200 REFUNDABLE deposit will reserve your cabin until final payment, which is due in November 2023

For info – Call Julia Palmer – 561-572-5515

To Book – Call Mindy Karr – 954-428-1700

Email - Mindykarr777@aol.com

Join us on the ROYAL CARIBBEAN OASIS OF THE SEAS 3 NIGHTS - November 7-10, 2024

Join us for a Bahamas cruise leaving from Ft. Lauderdale with stops including Nassau, Bahamas and Perfect Day at Coco Cay

Prices are per cabin for 2 people

Interior	\$764	12 cabins available
Ocean View	\$864	4 cabins available
Balcony	\$904	4 cabins available

Additional costs are gratuities \$48/person and transportation to and from Ft. Lauderdale

A \$200 REFUNDABLE deposit will reserve your cabin until final payment, which is due in August 2024

For info – Call Julia Palmer – 561-572-5515

To Book – Call Mindy Karr – 954-428-1700

Email - Mindykarr777@aol.com

BOARD RESUMES

Holly Massman



My Goal is to be re-elected to the PBL Board of Directors for 2024 / 2025 term. Provide diversity within the BOARD and help ease the frustrations in PB Leisureville. We can do so much to make PB Leisureville a FUN place and I want to help.

I am currently a PBL board director with the following responsibilities: Represent all the residents of PBL. Liaison for the Condo 22 Coalition. Liaison for the Section/Block leaders. Managing the "Holiday Lighting" Project

I participated and volunteer for many of the PBL sponsored events such as Assistant Director for the PB Leisureville Variety Show, Dances, bocce ball, cook-outs, etc. As I am a year-round resident, born and raised in Lake Worth, Florida. Graduated from Lake Worth High School. We purchased our home in PB Leisureville in 2012 and see PB Leisureville still remains a great community.

Knowledge of HOA's: I have experienced many different management styles and organizations over the years at different HOA's as a former member of the following Homeowners Associations: Le Chalet (Green Acres, FL.), Sunburst Courts (Raleigh, NC.), Wells Subdivision (Austin, TX.), Lakeside Village (Blairsville, GA.), Palm Beach Leisureville (current BOARD -Director).

My life experiences and backgrounds are: Mother, wife, cleaner, cook, manager, friend, listener. Communications system designer and customer service. Tele-Communications sales and service with Siemens Communication Corp. RV Campground Office/Store manager, Entertainer, Host.

Clifford Cole



My name is Cliff Cole and I am running for a position on the Board of Directors. I have lived in PBL for seven years and am a full-time resident. I am currently a Board member and have been on the Board for six years, three as president. My goal is to encourage community involvement and participation by volunteers in all the many activities that make PBL an enjoyable place to live. I will also work to assure that association funds are spent to improve our community and in a prudent manner.

I am currently a member of the finance committee and have been liaison to every committee except one. As a liaison you learn how the committee gets things done and what issues they deal with. The projects that I have been directly involved in while on the Board is lengthy; community signage, trees, outsourcing of the golf course management, seawalls and amending our documents to restrict short term rentals. I am an avid golfer and enjoy our terrific golf course.

My working career was spent as an investment manager. After starting as an analyst, I left the investment department of NY Life Insurance Co. six years later as co-head of investments. I then spent fifteen years managing credit analysts and corporate bond investments at J.P. Morgan Investment Management. Following that I spent another fifteen years as a partner in an investment management firm again managing a team of analysts and corporate bond portfolios.

After having been on the Board for six years now I have a thorough understanding of how the organization works. My career was spent working with teams to analyze opportunities, invest and move things forward. That experience and understanding along with my strong interest in helping the community, makes me a good candidate for the Board.

James Czizik



PBL homeowner: 15 years

Previous Occupation(s): Sales representative, CSEA insurance (NY); Eastern Area Customer Services & Manager, Account Services – NY Metro (Iron Mountain); Operations Manager, Inacom/Vanstar

Community Activities and Committees: Former President, Consultant, and ongoing volunteer & contributor with CARING NEIGHBORS; Parade Chairman, PBL Jubilee; contributing partner in

BEAUTIFICATION activity; current BOD liaison to "Golf" and "Fining Appeals" Committee(s).

Goals: I am an independent and innovative thinker and I pride myself on an ability to maintain & deliver quality results on multi-faceted projects. My conscience, my integrity, and my need to let all our residents have an "active" say in the direction and character of our community, are what compels me to again seek a position on the board. I am committed to selflessly serve my fellow PBL owners/residents and the interests of our mutual Association. I personally want to be happy, content, and proud of my community... what it is, where it's going, and what it offers to its residents. I believe that if we, as "informed" residents, are content, then it will be evident to each other, as well as visitors and transitioning retirees. I will champion the need for residents to take an active part in contributing to the growth, improvement, and development of the emerging Palm Beach Leisureville. I will not hide behind misleading emails or half-baked, vague communications. I will stand with you, and for you, to keep your concerns and the facts "on the table" for discussion. There is no place for innuendos and disruptive malcontents any longer. I will not merely propose solutions, I will actively pursue solutions for PBL.

Experience and Skills: 20+ years corporate management experience (West Point – Class Of 1981). Account Management, Competitor Analysis, Collaborative Solutions, Negotiation Skills, Relationship Management ...coupled with 6+ years' experience of Association, municipal and community activities within Boynton Beach. 2 years as Board Vice President & 2 years as Board President. Vice Charman of the Boynton Beach Senior Advisory Board. Ongoing Chairman of the Boynton Beach Veterans activity. Member of the PBL VACOL veterans'

activity. Technical assistant, performer, and contributor to the Leisureville Variety Show. Liaison to the City of Boynton Beach on current municipal, historical, and HOA owner/responsibility issues. (From that personal relationship, our association has benefited directly with community wide Moderna COVID-19 immunizations and again, with active participation in the discussion of the city's Open Land (3.6 acres) which NOW buffers our community.

David Brownstein

PBL homeowner: 5 years

Occupation: Investor, Auto Mechanic/Shop Owner

Community Activities and Committees: I am not active in PBL activities because I do not live here.

Goals: to bring my knowledge of HOAs, community and to help maintain and improve Palm Beach Leisureville

Experience: I have extensive business leadership experience as a real estate investor. I have vast knowledge of property management and board operations.

Nancy Price



PBL homeowner: 13 Years.

Previous Occupation: Vice President Revenue Cycle and Business Office for 25 Hospitals, Outpatient Centers, and Nursing Homes across the southern part of the United States from Florida to California.

Patient Services Coordinator for a Hospital, Day Rehab Center, and Outpatient Facilities.

Community Activities and Committees: Served as a PBL Board of Directors Secretary for two years,

Served as a Director on the PBL Board of Directors for two years. Served as a Director for Caring Neighbors for five years. Volunteered and assisted in multiple events and activities since I retired in 2017.

My goals are to continually work on the responsibilities for which the BODs are charged. I will continue to listen to the concerns and suggestions voiced by the community and work on resolutions and answers. I will work on ensuring the Board continues to be Fiscally responsible. I will assist wherever I can in updating policies and procedures. My decisions and votes will always be ethical and in the best interest of the community. I will work on ensuring the Town Hall meeting will be a resident forum to address issues openly and freely for answers or consideration.

Experience & skills: In my professional career, I was responsible for developing a Budget to maintain costs. I was responsible for updating, implementing, and enforcing Policies and Procedures. Since I was responsible for many different departments, I ensured the responsibilities and skills performed by the employees were in their scope of expertise to produce results needed for successful outcomes as a team.

Patric Barklow



My name is Patric Barklow and I am running for the Leisureville Board of Directors. I love living in Leisureville where I have been a full-time resident since 2018. As a retiree, I now often spend my time sitting with neighbors, playing golf and bocce, and riding my bike with my black lab mix, Lulu. My friendships and appreciation for the Leisureville community has inspired me to run for the board. My promise is to work hard to keep Leisureville in as great a condition as it is now with as little increase

in HOA fees as possible. I will also work to ensure greater participation in the community from all homeowners, even if it means going door-to-door to ensure all voices and needs are heard. I have the experience and commitment that the board is seeking after working 45+ years for the same company, where I was involved in every aspect of running a successful business of 200+ employees. I also have a background in serving my community; I was a board member of Villas at the Gate in Tamarac and served as a secretary for the non-profit Italian American Progressive Club in New Jersey, my home state. I've lived in Florida 35 years and raised two of my children here, and want to ensure that this community is strong and affordable for our generation and beyond. Simply put, we have a wonderful community and I'd like to do my part in making sure it stays that way. I'm at 1011 SW 3rd Way, so feel free to stop by and let me know what you think and how I can help. God Bless America and thank you for your consideration.

Chris Hardham



2083 SW 13th Terrace

I am running for the Board of Directors after moving into Leisureville a year ago and wanting to get involved with and help my community. I have enjoyed being the President of a local not for profit scuba club and hope to bring this experience to Leisureville.

I recently retired from the construction industry. Over my career I was responsible for a variety of construction projects including schools, car dealerships, hydroelectric dams, airports, hospitals, with budgets ranging from \$5K to \$350M. Managing construction companies has given me a unique ability to problem solve in many situations. I was responsible for business development, design, planning, construction, management, and operations. I was involved in budgetary oversight on my construction projects and have a good working knowledge of accounting. When an issue arises, I can come up with a solution that is cost effective, defined, and usually a best solution.

I have been the President of a family farm in Virginia since 2015, so I have experience in city/county ordinances and dealing with governmental entities.

I have been the President of the oldest scuba dive club in south Florida the past several years, so I have experience managing a large group of diverse people with most being older than myself. Diplomacy is often needed to get a diverse group to agree to a solution.

In my personal time I enjoy scuba diving, woodworking, and traveling.

CARING NEIGHBORS' CORNER - SOMETHING NEW IN 2024

Mission Statement

Caring Neighbors is an association of Palm Beach Leisureville residents working together to encourage Neighbor to Neighbor caring through education and activities which promote the health, safety and wellbeing of the Leisureville Community.

The Caring Neighbors Office is open Monday and Friday – 10am to Noon. However, appointments for services can be made by calling the Office - 561-731-3501 at any time.

December is Caring Neighbors Volunteer Appreciation Month!

The Volunteers Appreciation Luncheon was held at Golden Corral on December 7, 2023.

Over 40 people attended. All you can eat food was enjoyed by all and of course, special recognition to all the Volunteers was given by Barry Price, President. Every Volunteer was presented with an appreciation card and a special "Thank you for all you do Keychain".

The following Volunteers were Honored:

OFFICE STAFF

Julia Palmer, Phyllis Charbonweau, Kathy Sims, Lois Mancke, Lorraine Patten, Bill Patten, Mary Baig, Mary Cerekay, Nancy Marocco, Nancy Meir, Kay Martin, and Peter Mancke.

DRIVERS

Barbara Maloney, Kathleen Peterson, Charles Harrington, Naomi Rorro, Chris Lee, Dick Dyer, Pat Mathieson, Chuck Davis, Vinny Del Prete, Connie Marurana, Sue Del Prete, and Donna Gaudet

MEDICAL EQUIPMENT

Webb White, Joe Shannon, and Christine Dowless

INSTRUCTORS

Joe Di Turo, Leslie Craig, and Pat Chichester

DELIVERY AMBASSADORS

Paula Curran, Pam & Ed DeFilippis, John & Lynn Theis, Jim & Gail Czizik, and Les & Patti Smith

BOARD OF DIRECTORS

- Barry Price – President
- Ed DeFilippis – Vice President
- Webb White – Medical Equipment Coordinator
- Joe Shannon – Asst Medical Equipment Coordinator
- Lynn Theis – Treasurer
- Nancy Marocco – Office
- Nancy Price – Office/Website

Appreciation Luncheon Volunteers



MEET AND GREET

November 30, 2023



Dr John Gonde spoke on how our body functions work together for Balance!

Dr Gonde explained how the Brain, Ear, Joints, etc. contribute to our balance. Dr Gonde's presentation was very informative.

Residents present asked questions.

We also want to thank the Sponsors for giving us a minute presentation:

The Gonde Center, Devoted Health Plans and Senior Nannies

Leslie Craig's Balance Challenge to the community ended on November 30, 2023. You can still learn more on balance, strength and flexibility at her classes. The dates for this class, this month are: January 3, 10 (note change), 17 and 31. There is no class on January 24, 2024

Our next Meet and Greet will be March 20, 2024
 There will be no Meet and Greet in January and February
 See you at the Health Fair 1/26/24 and Welcome to Leisureville 2/17/24

BLOOD DRIVE

Thank you to all that came out to support the Blood Drive on Monday, November 13, 2023. You have helped at least 84 people with your donation.

Our next scheduled Blood drive is January 8, 2024 R3 Parking Lot from 8am to 2pm. Remember Blood cannot be manufactured, only donated.

Call Barry Price 609-338-7359 for information and to schedule a time.

S A S - Sponsor A Senior

Thank you to everyone that donated to the Caring Neighbors "SAS" program!

This year, because of your donations, we have met our monetary goal that provided meals, cards, flowers and candy to everyone on our Outreach Program list in 2023.

THANK YOU!

VOLUNTEERS ARE NEEDED FOR OFFICE STAFF AND DRIVERS

Please contact the Caring Neighbors Office to volunteer – 561-731-3501.

Caring Neighbors Office Phone number	561-731-3501
President – Barry Price	609-338-7359
Vice President – Ed DeFilippis	908-268-7455
Secretary	
Office Manager	561-338-7357
Treasurer – Lynn Theis	973-216-2939
Medical Equipment – Webb White	561-704-8816

YOU HAVE A VOICE YOU HAVE A CHOICE

2024 Board of Directors Election is February 6, 2024

(Contingent upon membership quorum)

MAKE YOUR VOTE COUNT!

Be sure to complete your proxy and submit it, to count your participation toward the necessary quorum.

Do you have questions for our candidates?

We want to hear them!

Look for an email blast inviting you to submit your questions online. You can also write it on a piece of paper and drop it in any of the green proxy drop off boxes located at each clubhouse. Or stop by the office and leave it with the staff.

Deadline for questions is 1/9/2024 at 4 PM

Get Involved! Tell your neighbors!



SKIING MY SOUL

The sun rose brightly as I rose from my bed. I peered out the window to find snow had fallen during the night. It covered the ground with innocence. Quickly, I dressed. Racing to the ski lift I was surprised to find that I was the first one out there. My heart jumped for joy as I knew the mountain trails were mine to explore alone. Riding the lift to the top would take about ten minutes, but It gave me time to look at the beauty around me. Snowflakes, which fell overnight filled in spots that were sparse yesterday. The soft white powder gently hugged the earth.

The clean unmarked snow stretched forever. Color was absent. A pureness, as in birth, prevailed. The moment was wonderful.

Feeling at peace, God's spirit now danced within me. Adam, when first breathing life must have felt this way. How sad for all mankind when he wandered from Eden. Reaching the top of the mountain, my thoughts came back to skiing. Anxiously, my eyes scanned the unmarked trails before me.

Shortly, tracks from my skis would spoil this splendor.

I felt waves of sorrow replace the joy that lived in my heart. My life started flashing in front of me. Standing alone, my head turned to the heavens. My soul screamed In desperation. I won't be Adam!

From now on, I'll live as if in Paradise.

I didn't ski that day. Instead, I cried.

Submitted By Howard Schultz

Landscape Committee News

The Landscape committee is starting the Annual Inspections in January. They will be inspecting all homes in the community, front, side and back for compliance. We will be wearing identification. We do the inspections to keep our community looking well kept. Please remember we are all volunteers. If you have any questions, you can stop by the office and they will give you a copy of our rules and regulations. Thanking you in advance for your cooperation.

Your HOA fees include weed spray for grass areas. Call the office for an appointment; now is the time of year to get weeds under control. Your weeds get cut and taken to the neighbor's yards by mowers & blowers. Help stop the spread; call the office 561-732-7474 to be scheduled.

The Landscape Committee is comprised of your neighbors, who volunteer to help keep our community attractive and within the guidelines shown on our website for the Landscape Committee. When a property is found to be non-compliant, there is a process that must take place and a reasonable amount of time is given to the homeowner to correct the problem.

Most owners respect the rules. These rules are given out to all homeowners at the orientations. Homeowners sign that they have read the rules and are willing to follow them. Our committee does it's best to ensure all homeowners are treated fairly.

This is the time of year when many residents are returning to Leisureville and working on their homes. Please continue to work with us and follow the guidelines.

The following are some important reminders that are taken from our policy. If you plan on adding plants or trees, please stop by the office and pick up a copy of our Policies and the required application.

Thank you to all homeowners who help all of us by following the rules.

- > Bushes growing over the windows.
- > Bushes above the railing at the front porch
- > Weeds overgrown in plants and flowerbeds.
- > Too many potted plants – only 10 per property, max 5 per side

of house.

- > Trees - only 2 per front and back, none on sides of home unless corner lot.
- > Plantings at lamp post must be kept 1 foot below light and no larger than 2' in diameter.
- > Patio privacy hedges are allowed in rear of home around patio area 5-6' height.
- > Fruit trees - (2) are allowed in rear of home only.
- > Norfolk Island Pine Trees (Christmas tree) CAN NOT be planted.
- > Banana Trees are not permitted. Existing bananas limited to 5 trunks.
- > Coconut Trees are not permitted. Existing trees are required to have all coconuts removed in June due to hurricane season.

Landscape Policies also follow city and state Guidelines for Landscape regulations. They change due to environmental impacts. To learn more, a good resource for South Florida plants is www.sfwmd.gov; look for TAB Waterwise. A booklet is available for review. Contact the LCC. Plants that are not native to the area are considered exotic or invasive plants. A list can be found at www.FLEPPC.org and there is a partial list in the Waterwise booklet as well. Unfortunately, some of the plants on the list are still sold in store locally. They may be on a watch list and not yet banned for local use.

We welcome you join the Landscape committee. We meet the 2nd and 4th Tuesday of each month in the Administration conference room 3:30. The LCC sponsors the **Green Thumb Award** to properties each month in the newspaper and with a yard sign. You can send in nominations to PBLgreenthumb@gmail.com. For questions, comments or to report a problem: e-mail LCC@myplca.com

Residents - when selling your home, please notify the office. Pre-sale inspections are a great opportunity to verify HOA compliance for landscape or architectural issues prior to your sale.

Active social life keeps memory sharp...

By Charles A. Harrington

There is a good reason to stay in touch with both family and friends. An active social life into older age appears to slow the near inevitable advance of memory loss in seniors.

This is the findings in a study from the Harvard School of Public Health. The study seems to indicate that people over the age of 50 with an active social life can slow the onset of cognitive decline by up to 50 percent. "We hope the study adds to advances in our growing understanding of the important role that social forces play in sharing health," said researcher Karen Ertel of the Department of Society, Human Development and Health, at Harvard.

Memory loss is a strong risk factor for dementia, a syndrome estimated to affect up to one in 10 persons 65 and older, the researchers say. Past studies have suggested that an active social life could reduce the risk of dementia and cognitive decline among the elderly. The researchers in the Harvard study wanted to find out if memory loss might also be associated with social connectedness.

Ertel and Harvard School of Public Health colleagues used data gathered from 1998 to 2004 in part of the Health and Retirement Study, a large nationally representative population of U.S. Adults 50 years and older.

The participants were read a list of 10 common nouns, then asked to recall as many of the nouns as possible immediately afterward and again in five minutes. To determine the study participants' social life, Ertel and colleagues polled participants to see how often they interacted with spouses, took part in volunteer activities, and contacted parents, children, and neighbors. Once assembled, the data revealed that people with the highest social integration had the slowest rate of memory decline. In fact, memory decline among the most integrated was less than half the rate of that among the least social active. The adage "Use it or Lose It," is a good practice to continue doing. When you watch a TV program like Jeopardy or Wheel of Fortune, you are putting your brain to work, even when you may know only a few answers, the fact is you are using your brain to think, which is always a win-win situation.

"Social participation and integration have profound effects on health and well-being of people during lifetimes," the study also revealed. "We know from previous studies that people with many social ties have lower mortality rates." "We now have mounting evidence that strong social networks can help prevent declines in memory. As our society ages and has more and more people, it will

be important to promote their engagement in social and community life to maintain their well-being."

Be involved with others

The more social that you are with other people, the less likely you are to develop memory problems, as well as mental decline as you age. Activities such as dancing, golf, playing cards, reading a book, etc., are all activities that are not only good for you, but they will also help you enjoy a healthier life and make you feel better in the process.

We have just started a new year; it would be a good time to give some of your time by helping others by volunteering to the many worthy causes.

A journey of 1000 miles begins with a single step, why not take that step now and volunteer.

Wishing all a Healthy and happy 2024 and always.

Charles Harrington is a 30-year Leisureville homeowner and retiree of the Boston Globe.

Attention Leisureville Pet Owners

Several neighborhoods, including Leisureville have reported seeing Raccoons, Iguanas, Buffo Frogs and Coyotes. Several residents on 18th Street reported seeing a large Raccoon in the street, stopped to have an argument with a cat then run up a tree. A neighbor's cat was engaged in a "Mexican standoff" in the front yard. A fight between these two animals could result in a catastrophe for the cat. The same goes for the coyotes, although the cat would have been eaten. There is always the risk of a rabid animal.

Residents are encouraged NOT to let their pets roam our neighborhood at night. If they are bitten and come in the house, the resident could be infected with rabies. We have enough to worry about without another health risk.

Many animals such as Iguanas, Buffo Frogs, Muscovie Ducks and Pythons are invasive and cause extensive damage to our environment and natural wildlife. Elimination of these pests is ongoing in our state due to their massive numbers. Road and bridge infrastructure is severely damaged by Iguanas as well as pools and roofs.

It is recommended that we not encourage wildlife by feeding them and keeping them as pets. Ducks are sometimes relocated, while others are euthanized. Animal control telephone number in Boynton is 561 742 6210.



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DINING DIVAS

Last month, after a week of rain and wind, it was good to try a new eatery: **Kanji Ramen & Tea Bar** (6655 Boynton Beach Blvd, in the Fountains of Boynton mall).

A large cherry tree in the foyer welcomed us and set the tone for our lunch. Most of the menu items are “build your own” and it was fun to try new flavors. Our waiters, Jacky & Josh (pictured here) were friendly and quite helpful in explaining what each option was.



We started with Green Tea flavored with orange, lemon, mango and passion fruit. You have the option of sugar or no sugar and believe me, they were sweet enough without.

Kanji Wings were delicious – plump fresh chicken with a selection of sauces. Gyoza was fried (or steamed) dumplings stuffed with veggies or pork – served crispy and hot.



Two of us ordered Karaage (Japanese chicken nuggets in a bowl of rice with sweet pickled Dikon radishes and scallions. Bao is a steamed lotus leaf stuffed with your choice of pork belly, chicken or pork – either way, it was outstanding.

The best choice was the Big Kahuna - shrimp tempura, spicy crab, salmon, avocado, steamed egg and cucumber served over white rice. Generous portion and a taste bud joy!

Dessert was sparse – only two choices – A red bean cake shaped like a fish was sweet and a coffee flavored roll cake that lacked flavor.

We were told it is a ‘mom & pop” family operation and they just opened so they will be adding more dessert choices in the future. The prices are not outrageous for the generous portions.

Anyway, give it a try – it’s fun and you’ll enjoy the Japanese cuisine.



COOKIE EXCHANGE PARTY

Hosted by Nancy Price



Noel, Michelle, Lolly, Laureen, JoAnn, Leslie, Marge, Sue, Peggy, Nancy, Patti, Cherie and Lynn. So many cookies, so much fun! Cookies, Games, Prizes and lots of fun enjoyed by family and friends.

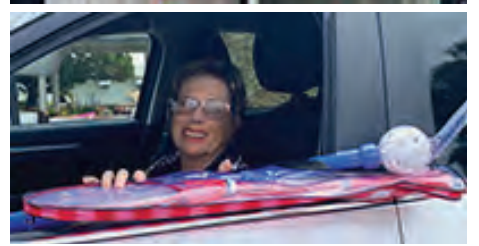
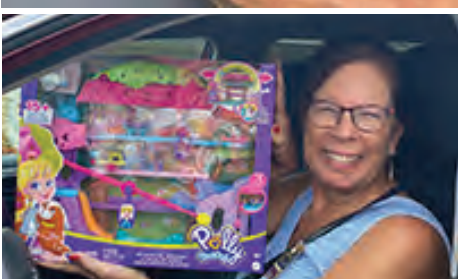
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SOCIAL EVENTS NEWS

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*Mon, Wed, Fri ~ 7:45 AM @ R3
Ola Lee 410-253-7183

Mexican Train (Dominos)

*Wednesday ~ 6:00 - 8:00 PM
@ R1 Card Room
561-704-3282 Viviane Dietschy

Mah Jongg

*Tuesday ~ 1 - 4 PM @ R2
*Wednesday ~ 1 - 4 PM @ R1
*Wednesday ~ 1 - 4 PM @ R1

Pinochle

*Tuesday ~ 5:45 PM @ R2 &
*Thursday ~ 5:45 PM @ R2
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Left Right Center (LRC)

*Sunday ~ 6:00 PM @ R3

BINGO

*Monday ~ 1:30 PM @ R3

Walking Group

*Tues, Thurs, Sat ~ 7:30 AM @
R2 Bocce Courts

Crafts Meeting

*Monday ~ 9:00 - 11:30 AM @ R2
Items For Sale

Hand, Foot & Knee

*Tuesday ~ 6:15 PM @ R1

Line Dancing

(Nov-April) @ R3 Patio
*Wed ~ Beginner class 6 - 6:45 PM
*Wed ~ Intermediate class 7 - 8PM

Euchre

*Sunday ~ 5:45 PM @ R2

Scrabble

*Wednesday ~ 1:00-4:00 PM @ R2

Water Aerobics

*Mon-Sat ~ 9:00-10:00 AM, R1 Pool

Hymn Sing

*Friday ~ 7:15-8:15 pm R2

Canasta

*Friday ~ 11:30 AM R1 Card Room

Sevens From Hell

Card Game

*Thursday ~ 12:45 PM @ R2

Tai Chi Corner

*Thursday ~ 5 PM @ R1

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GOLF CORNER

I am writing this corner after our December Golf Committee meeting. I must tell you it was so good seeing the members after our summer vacations. My wife and I were on a long cruise with many of the committee members as well as the Chairpersons from many of our committees. It was such a pleasure with over 60 residents from PBL. It was as if we knew all the people on the ship. It was great fun, but it is good to be back home and doing the work for our Golf facilities.

I must say the Golf course is in the best shape it has ever been in. The greens are in tiptop shape. The Golf Shop is truly well done, the bathrooms, floor, and chairs are all new and in good taste. Our program renting the patio and the clubhouse are doing well. We have brought back Hot Dog Sundays the first Sunday of each month. Please mark this on your calendar its s so much fun sitting on the patio with such amazing views and just enjoying the company of your neighbors and making new friends.

Our appreciation lunch has been scheduled for March 13th from 12 to 2. It is a way to thank those who donate their time to volunteer at the Golf Shop and the committee itself. We could not exist without volunteers. The date for the Golf committee's holiday celebration is January 12th at 6PM.

Of note our new policies are currently posted on the Website. We decided to give our yearly gift cards to the employees at the luncheon on the 15th. It is a small token for all the help and assistance given us throughout the year. There are new plantings in front of the Golf Shop. We are considering a new event to raise money for the continuation of the betterment of the Golf course such as a new tournament, concert, dance, or a night at the races type event. We decided to explore our options. And take it up at the next meeting.

On the lighter side:

RULES - As currently constituted; the rules of Golf consist of 34 basic regulations. The current record for breaking them in a single 18-hole round is an astonishing 31, with 69 penalty strokes, set in 1983 by H.B. Nichols at Bluster Bluffs C.C. in Smug Harbor, Long Island.

SHAG - To retrieve golf balls. Golf is full of odd terms and expressions. After hitting a 5 iron shot right onto the green, for example, you might answer an opponents question about what club you used by saying, "the stick I used was a 7 iron" ; when citing a nonexistent rule to improve your lie, you might say, " I'm claiming relief from this lie under the rule covering tassleclots", and after scoring a 6 on a hole, the right way to report your tally is to say, " I carded a 5".

SHANK - The most dramatic and unsettling form of misplaced shot, in which, as the club shaft vibrates violently, the ball flies off to the right at nearly a 90 degree angle, embarrassing the golfer and endangering his or her fellow players. Duffers who constantly shank their balls are urged to buy, read and study Shanks-No Thanks by R.K. Hoffman, or in extreme cases, M.S. Howards excellent Tennis for beginners.

Thank you for your support

Joseph DiTuro - Vice Chairman Golf Committee.

Tai Chi Corner

What is CHI? In order to understand Chi Kung, you must first understand what Chi is. Chi is the energy or natural force which fills the universe.

There are three general types of Chi.

The Heavens (the sky or universe) have Heaven Chi (Tian Chi), which is made of the forces which the heavenly bodies exert on the earth, such as sunshine, moonlight, and the moon's effect on the tides.

The Earth has Earth Chi (Dih Chi), which absorbs Heaven Chi, and is influenced by it. Mankind has Human Chi.

Human Chi(Ren Chi) is influenced by both Heaven and Earth Chi.

This may seem hard to understand but you can think of it like this. We have the energy of the universe and the earth flowing through us. Tai Chi allows us control of this flow. Increasing the Chi we can hold in our bodies. This flow and accumulation are what gives the Practice of Tai Chi the Health benefits it enjoys. Beginners just need to imitate the moves and relax the muscles, to Follow. Over time you become more comfortable with the postures and your practice becomes a meditation.

Tai Chi when done properly is meditation in motion. Please come join us Thursday nights at 5 PM. You will not regret it. I would like to thank Caring Neighbors for making these classes possible as well as the many other things they do for our community. I am currently working with Caring Neighbors to schedule a meditation class on a separate evening possibly on Sundays. Will keep you posted.

May this Tai Chi corner find you in Good Health and Great Spirit.

LOVE AND LIGHT

Joseph DiTuro - Tai Chi Player

Ladies Golf Article for January

Congratulations to the winners of the Consolation Tournament who are as follows:

18 Holers: Ginette Williams (1st Flight), Annie Brouwer (2nd Flight), and Bev Coccoli (3rd Flight);

9 Holers: Diane Westervelt (1st Flight) and Hazel Kowalik (2nd Flight).

Don't forget the annual membership fee of \$30 is due on January 1, 2024; social memberships are \$15, and payments received later will incur a \$5 penalty. Checks should be payable to the PBL Ladies Golf League.

Our holiday luncheon at Benvenuto's was a great success and pictures are shown on page 34.

We wish everyone a safe and happy Holiday Season!

Eleana Guidice, Photos and Publicity

Bowling News

The following are the scores for the month of November:

Scores for October

Female Hi Games: Ann Brouwer - 175, 165; Mary Wogisch - 192, 168; Betsy Nicholson - 172, 168, 176, 180, 194; Denise Picard - 167, 167; Donna Ouellette - 183, 179, 196, 193, 202; Pat Stewart - 186, 181, 171, 166, 175; Nancy Eaves - 167; Diane Mederios - 181, 167

Female Hi Series: Ann Brouwer - 455; Mary Wogisch - 483, 452, 465; Betsy Nicholson - 487, 492, 488; Donna Ouellette - 503, 508, 550; Pat Stewart - 485, 474; Denise Picard 458; Diane Mederios - 452

Male Hi Games: Wayne Eaves - 204, 225, 212, 205, 204; Dave Hanes - 211; Wayne Taylor - 211; John Theis - 207; Mike Kervin - 201; Glenn Gianatti - 205

Male Hi Series: Joe Coelho - 557; Wayne Eaves - 556, 591, 547, 589; Dave Hanes - 572; Wayne Taylor - 529,; Rich Nichols - 517, 535; Mike Kervin - 555; Glenn Gianatti - 544, 525

The above scores are really great. Some serious bowling for both our Female and Male bowlers.

Congratulations to all of you for your great scores. Keep it up. Anyone interested in bowling please call Ann at 561-742-8181. Thanks

INTERESTED IN JOINING THE BOCCE LEAGUE?

We are currently preparing for the 2024 season and opening up for players. No experience needed. We play early evenings Tuesday thru Friday for 10 weeks. If you'd like to join us just give us a call.

Judy D'Agostinis (914-774-5928)

Peter Gaudet (917-841-3135)

2024 MEN'S LEAGUE MATCH PLAY CHAMPIONSHIP

Welcome to all members - Fee \$5.00. Registration at the 2024 January 15 luncheon. Division 1 with 0 to 10 handicap - Division 2 with 10.1 and higher handicap.

PGA HOPE Program November Graduates

PGA HOPE provides free golf instructions from PGA professionals over a six-week period for active military and veterans with little or no golf experience to those who enjoy the game on a regular basis.

Any active military or veteran interested in the PGA HOPE program should check out the website at <https://www.sfpagagolf.com/pga-hope> or contact:

Brianna Alonso I Foundation Manager South Florida PGA

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Type of Service Rendered: _____

Date of Service: _____

Based on the following scale of 1 to 5, please rate your Contractors Performance:

- 1 – Very Poor I cannot recommend this Contractor
- 2 – Poor Contractor Did Not Meet My Expectations
- 3 – OK Contractor’s Work was adequate
- 4 – Very Good Contractor’s Work Exceeded My Expectations
- 5 – Excellent I would highly recommend this Contractor

Based on the work that this Contractor agreed to and performed, would give this Contractor a rating of _____

Additional comments: _____

Thank you for providing the community with this valuable feedback regarding your experience! ACC recommends, when your work is completed and signed off, that you turn in your Building Permit to be kept with your Homeowners file for any future reference. This can be especially important when selling your home

What the Painting Contractor will do:

- First, the contractor will perform a Pre-Painting Inspection.
- One week before painting commences, a Notice to Paint will be taped to your front door and garage doors informing you of the painting start date. The Notice will list the final steps you need to take to prepare your home for painting. It will also list anything you wish not to paint such as: Doors, roof, shutters, back patio, Bottom panels of screen enclosure. (Please: make sure to leave mentioned checklist on your door.)
- Prior to painting your home, the entire exterior of your home will be Pressure Cleaned and prepped for painting.
- After painting, a Final Inspection by representative from Coastal Painting and the HOA will be scheduled.
- If you are not living in your house at the time of painting because you are either out of town or renting your home to a tenant, you must provide a contact information for the person or persons you have designated to carry out the required preparations to the Leisureville office.
- Your Primary responsibility is to prepare your house for painting. To help you do this, we have provided on the following page a Checklist that summarizes your required pre-painting preparation.

PRE – PAINTING CHECKLIST

- Remove all vegetation, including vines that you have planted and that adhere to any surface of your home.
- Pull Back all vegetation that you have planted to at least 10” from any surface.
- Remove all decorative items hung on exterior wall surfaces, including nails and screws.
- Make all repairs necessary to the exterior of your home.
- When you receive your Notice to Paint from the painter, remove all window screens, close and lock all windows and doors, and place a rolled-up towel on each window sill and underneath all doors to prevent water from seeping in.
- Remove all furniture and personal items from your porch, patio and store these items inside your home or garage.
- Park all vehicles in your garage. If this is not possible, remove vehicles from your driveway or in front of your house to prevent over-spray.

IN MEMORIAM

In Loving Memory of Vincent Coccoli



Vincent Coccoli, affectionately known as Vinny or Vin, was born on May 28, 1933, in Providence, Rhode Island, to proud parents Angelo and Rose (Comella) Coccoli. On November 16, 2023, surrounded by the love of his family, Vinny peacefully passed away in the arms of his devoted wife at the age of 90.

Vinny is survived by his loving wife, Beverlee Waytysh Coccoli, and their children: Vincent, Michael, spouse Maria, Lisa Petitto, and Lisa Ling-Callahan. He was preceded in death by his son Marc. Vinny also leaves behind his sisters Anna Ivone, Jeannette Cardullo (Peter), Marilyn Mattia, Carol Walsh (Vincent). In addition he leaves his loving granddaughter Jillian Naylor, spouse Michael, Vincent and spouse Veronica, Valentino, Vanessa, and Joseph Coccoli, Billy and Rachel Petitto, Ceraya Ahlling, Joshua and spouse Kimmee, Alexandra and Brent Ling, as well as a host of beloved great-grandchildren, nieces, and nephews.

After high school, Vinny proudly served his country as a corporal in the U.S. Army during the Korean Conflict, stationed in Nuremberg, Germany. His dedication to duty and service set the stage for a lifetime of commitment to family, community, and country. His resting place will be at the Rhode Island Veterans Cemetery, preceded by a full military service at a later date.

Vinny embarked on a successful career as a realtor, spanning 42 years in Connecticut and Rhode Island. As the proud owner of the award-winning Coldwell Banker Realty 2000 Firm in Naugatuck, CT, Vinny's leadership and expertise earned him respect and admiration throughout the industry.

In 2014, Vinny retired and relocated to Florida with his beloved wife, where they enjoyed the warmth of the sun and the company of dear friends and family. Vinny's infectious smile, kind words, and genuine love for people endeared him to everyone he encountered. He was known for his compassion, love of life, unwavering faith in Jesus, and his passion for golf.

Vinny's legacy is etched in the hearts of those who had the privilege of knowing him. His absence will be deeply felt, but the memories of his kindness, generosity, and zest for life will be cherished forever.

Vinny Coccoli, a loving husband, father, grandfather, great-grandfather and friend, has left an indelible mark on the hearts of all who knew him. May he rest in eternal peace, and may his spirit continue to shine through the memories he created with those he loved.

Please join us for a celebration of Vinny's life on January 19th 2024: 8:30 am, a Mass of Intention will be held at St. Thomas Moore Church in Boynton Beach. 4:00 -7:00 pm, a Memorial Tribute will be held at Palm Beach Leisureville Club House 1, 1007 Ocean Dr. Boynton Beach

THOMAS SPATAFORA PASSES



Thomas Spatafora, 95 of Boynton Beach, Florida, passed away on Monday November 27, 2023. He was predeceased by his parents; 3 brothers and 1 sister. He is survived by his wife of 73 years, Josephine; one daughter, Cecelia (Tom); one son, Jim (Kathleen); 6 grandchildren, 10 great-grand-children and 3 great-great-grandchildren. He and Josephine relocated to Boynton Beach after a well-earned retirement. He was a former member and usher at St. Anthony of Padua Church, a 3rd Degree Knight and an avid volunteer. He enjoyed golf, billiards, painting, music and singing. He was very proud of the 5 generations he sat with as the head of the family.

Funeral services will be held in Boynton Beach, Florida. Entombment will be in Riverhurst Cemetery, Endwell, NY at the convenience of the family.

Expressions of sympathy in his memory may be made to either Mercy House 212 N. McKinley Ave. Endicott, NY 13760 or St. Jude Children's Hospital 501 St. Jude Place, Memphis, TN 38105-9959

I was saddened to learn of the death of Tom Spatafora. Back in 2001, I worked with Tom as an officer of the New England Club, he was always easy to work with, plus he had many excellent human qualities. I know that he will be sadly missed not only by his wife, Josephine, and family, but also by his many friends.

Charles A. Harrington

MARTHA J MOODY PASSES



Martha Moody, longtime resident of Palm Beach Leisureville, passed away on November 1, 2023. A memorial service will be held on January 8, 2024 at 11:00 AM at the First Presbyterian Church, 235 SW 6th Ave, Boynton Beach, FL.



COOK'S CORNER

TURKEY OR CHICKEN TETRAZZINI WITH SPINACH AND MUSHROOMS

- 8 Ounces wide egg noodles
- 3 Tab unsalted butter
- Freshly ground pepper
- 1/2 Small onion, diced
- 2 Stalks celery, sliced
- 8 Ounces cremini mushrooms, stemmed and sliced
- 1 Teas thyme
- 1/4 Cup dry white wine
- 1-1/2 Cups heavy cream
- 12 Ounces leftover skinless roast turkey breast or rotisserie chicken (about 3 cups)
- 4 Cups baby spinach
- 1/2 Cup grated Parmesan cheese


Bring a large pot of salted water to a boil. Add the noodles and cook as label directs. Reserve 1/2 cup cooking water, then drain. Toss noodles with 1 tablespoon butter and season with salt and pepper. Meanwhile, heat the remaining two tablespoons of butter in a large skillet over medium heat. Add the onion and celery and cook, stirring occasionally until slightly softened, about 3 minutes. Add the mushrooms, thyme, 1/2 teaspoon salt and a few grinds of pepper; cook stirring occasionally until the mushrooms are lightly golden, 6 to 7 minutes. Add the wine and cook until absorbed, about 1 minute. Add the heavy cream and bring to a boil. Reduce the heat to medium low and simmer, stirring occasionally until sauce is slightly thickened, 4 to 5 minutes. Stir the turkey or chicken and spinach into the sauce and cook until the turkey is warmed through and the spinach is wilted, about 3 minutes, stir in the reserved cooking water and return to a simmer. Remove from heat and stir in 1/3 Parmesan cheese. Toss the noodles with the turkey mixture; sprinkle with remaining Parmesan.

Anyone wishing to submit a recipe should send the recipe to ksgentile@aol.com.
Sandi Gentile



Pictures Wanted

Do you have a picture you'd like to share with your neighbors? The Palm Beach Leisureville website (mypblca.com) is looking for pictures of residents and scenes in and around Leisureville for our new feature "Picture of the Week" on the homepage. If you have pictures you'd like to share, please email them to webmaster@mypblca.com. Unfortunately, we are not able to accept printed pictures at this time.



TEXAS HOLD'EM

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- 1/4 Page: 4 13/16" W x 8" H = \$80/month (+\$28 color)
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LADIES GOLF LUNCHEON



ED DEFILIPPIS HITS 80!

By Lauren King

A few friends (see pictures) gathered on December 1st to help Ed D. celebrate his 80th birthday. Pictured below left is his family: his son Ed, Jr, Pam his wife, Ed Sr, daughter Kim and son Matthew. The lively group enjoyed a delicious luncheon at Bonefish Grill



SANDI'S UGLY SWEATER PARTY



FUN OUTSIDE LEISUREVILLE



Judi Ray, big brother Garrett and Michele Garreffa recently attended the law school graduation for Michele's son, Matthew, at the University of Richmond. Congratulations to Matthew on receiving his Juris Doctor degree!



Donna & Peter Gaudet and Judy & Matt Dagostinis visited The Biltmore Estate in Asheville, North Carolina in November to view the beautiful Christmas decorations.

TOYS FOR TOTS



Condo-22 Coalition Meeting Report

A meeting of the Condo-22 Coalition took place on Monday, December 11, 2023 in the East Meeting Room of R-1 at 1 PM. There were owners from 12/of the 22 condo associations in Leisureville present. Holly Massman, our PBL Board liaison, was present as well as Nancy Barlow, PBL manager.

Barbara began the meeting with some business updates. She listed the future meeting dates for the Condo-22 Coalition over the next 4 months. *Look” for a notice in the newspaper, monthly. She handed out a list of upcoming VIRTUAL Condo Board Certification opportunities provided by Campbell Management over the next 4 months. Owners were reminded that FL Statute 718 requires all condo board members must be certified. For those that continue to serve for many years, they do not need to be re-certified every year, but a refresher course, every now and then, is recommended. These sessions are free, you must REGISTER in advance. *Use this website: campbellpropertymanagement.com. Then explore Events.

She went on to identify helpful websites or (blogs) that can be used by anyone to educate themselves about condo matters. She finished with a reminder to all that the state of Florida in Statute 718, requires Reserves(money set aside and saved) for major expenses be housed in a separate bank account from day to day operational expense monies.

Barbara passed out a sheet of some facts that she had accumulated from research about borrowing money as a small not-for-profit corporation in Florida. She then turned the meeting over to Pat Rayball. Pat is a long time unit owner in Leisure Lake Circle. She is a retired banker and currently serves as Treasurer of her condo association.

Pat Rayball provided copies of a helpful packet of information on how to go about acquiring a Revolving Line of Credit. **There is a packet for every condo association in PBL. 12 copies were delivered to the condos present. Hopefully, these copies are delivered to the respective Presidents so knowledge can be shared. *All other condo associations can acquire their packet by contacting Barbara Kaczmarczyk by phone [860 940-8284] or email. Pat feels that loans depend on a fixed term rate which is a poor choice in the long term. A Line of Credit is handled differently by banks than a home equity credit line. The interest rate on a corporate Line of Credit is determined by the Wall Street Journal and varies monthly but is a minimal interest rate. Lending institutions usually add a couple points based on your corporation's credit worthiness. A corporate Line of Credit will need to be renewed every 2 years (easy to do). The collateral for this is the totality of a condo association's "Accounts Receivable". Start by checking your association documents for

how much you can borrow. The handout was several pages and outlined the following: Purpose, usual Fees incurred, information required on an application, documentation required at the time of application submission, the general and financial information asked about the condo corporation, specific property information etc. and a couple of preferred providers. There was too much information for this summary article. Please review your packet for all these necessary facts.

As an aside, Pat made the point that all Condo associations should be using some sort of auto payment deduction plan for their Maintenance Fees and Special Assessments. This practice really helps prevent delinquency and enhances your financial stability. She also encouraged all condo associations to re-read their governing documents and plan to revise them with more modern terminology etc. We were all very grateful for Pat's sharing of her wealth of knowledge on the subject of borrowing money and other financial matters. She answered all questions asked.

Next, Barbara provided information on a Landscaping firm that is reliable and reasonable in its pricing for Trees and Shrub work. She will add it to the Vendor List, along with other additions and deletions. *A new version will be distributed at the January meeting.

During the general Q and A period, the subject of speed bumps on Leisure Lake Terrace was discussed. It was suggested that 1 or 2 be added to discourage the cut through people, from by passing the current ones by traveling the length of the parking lots adjacent to the road. It is a real threat to walkers in front of their own homes. Nancy Barrow will explore this idea. The concept of closing up a condo corporation will be explored at a future meeting. Nancy revealed that she has gotten calls from developers looking for condo associations that want to sell out.

Lastly, the next meeting will be Monday, January 8, 2024 at 1 PM in the East Room of R-1. The principle speaker will be Robert Wilt. He will speak in depth about legal issues arising from the historical leasing of the golf course land and R-1 property as well as individual home owners Recreational Leases. * We are asking condo owners who pay for their recreational leases on a recurring basis to please identify the holder/receiver of that payment? We are trying to track the history of these payments to outsiders. We want to know who they are, as part of a bigger legal issue for this community. If you are a victim of this practice please bring your information to the meeting on Jan 8, or email bakaczmarczyk@yahoo.com. Your identity will be protected, just the knowledge of the eventual financial destination of your payments is desired.

The meeting was then adjourned. Respectfully, Barbara K.

Architectural Corner

At our December 5th meeting our Chairman Mike Kervin announced that Dick Duffy has submitted his resignation to the ACC leaving us with a membership of 9 on the committee. We wish to thank him for his work with the ACC and will miss his caring for our residents and going the extra mile for those who are disadvantaged. The committee voted unanimously to keep our number at 9 as it is easier to achieve a quorum and harder to get a tie when we vote on issues and approvals.

As 2023 comes to a close I will list the 2023 ACC Policy Revisions.

- | | |
|--|----------------|
| 1. 101.22- Driveways
1/17/2023 | Board approved |
| 2. 101.37- Signage
1/17/2023 | Board approved |
| 3. 101.27- Storage Containment
1/17/2023 | Board approved |
| 4. 101.34- Lantern Posts & Lanterns
1/17/2023 | Board approved |
| 5. 101.10- Patios
6/20/2023 | Board approved |
| 6. 101.24- Walkways
9/19/2023 | Board approved |

Our current revised Policies are posted on the Website. Please review these prior to submitting an improvement application or come to our open meetings the 1st and 3rd Tuesdays of each month at 9 AM at clubhouse 1 for clarification. This will save you time, money, and aggravation. It will also give the resident a better appreciation of the process the Committee goes through with each application.

I would like to take a moment to acknowledge the work that this committee does without complaint. I personally cannot believe how well we get along and I am grateful to be associated with this committee. If any resident has a problem with a regulation, they can give it to any member of our group and we will discuss possible revisions to our policies at the next meeting.

THANK YOU

Joe DiTuro - Vice Chairman of the ACC

APPROVED LANTERNS for Leisureville



Sea Gull Lighting 82065-12,
Outdoor Post Lanterns Outdoor Post
Lighting, 75W, Black.

Can be purchased at ACE Hardware or Amazon
ACC POLICY: 101.34 LANTERN POSTS AND
LANTERNS

Lantern post and lanterns shall be painted black.
Lantern post shall be a minimum of 55 inches
off the Ground. The lantern glass shall be clear
or frosted with clear or white light bulbs only. Light
bulbs shall be no less than 60 watts equivalent or
700+ Lumens total.

Nothing shall obstruct the clear or white light bulbs inside the lantern. Lanterns shall be of the original shape, size, and design. Existing lanterns not in compliance with this rule may be "Grandfathered", providing the homeowner submits a Property Improvement Application with a picture to the ACC For approval. Subsequent owners must comply with Current policy. The lanterns are intended for the safety Of Leisureville residents and they shall remain on from dusk to dawn.

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Windows: We are proud dealers of PGT windows and glass doors. The new line of PGT Winguard Aluminum-Framed windows are by the far the easiest to open and close.

Doors: We recommend hurricane-impact, fiberglass doors in a wide variety of designs — with or without designer glazing. PVC Jambes are made to be rot/termite-free, super energy efficient and we provide a lifetime warranty on the product and installation.



Patio Roofs/Enclosures: We were the first company to install front patio roofs and worked with the City to relieve easements. We build them stronger than the codes require to withstand hurricane force winds and we can add skylights and ceiling fans. Rear enclosures can be screen or weather-proofed with acrylic windows and insulated knee walls.

Carpentry: Our expert carpenters can fashion your new Crown Molding in any room, along with baseboards and chair rails. Also, exterior fascia/trim work with PVC products that never rot, and cabinetry work in kitchens and baths.

Tile: We keep a tile/flooring crew on hand at all times. Your choice of products/styles will be expertly installed anywhere in or out of your home.

Storm Protection: We offer the HT100 Series of White Aluminum Accordion Hurricane/Impact Shutters for doors and windows. Relatively low maintenance and super easy to use. Light weight storm panels are also available in compliance with all codes — aluminum or clear.



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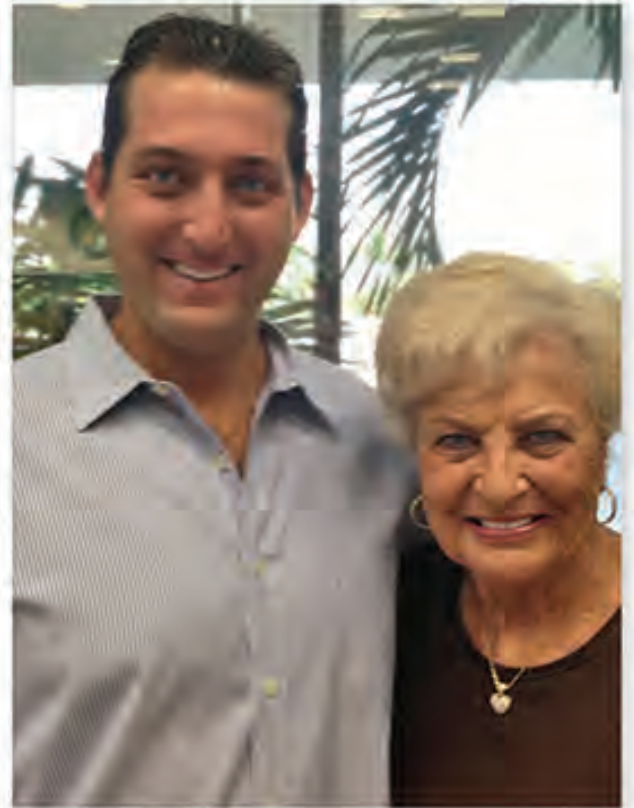
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Deluxe Regis \$341,900

Ideally located across from the R3 Clubhouse and Pool. This home is in mint condition with thousands in upgrades. Kitchen cabinetry all replaced. Stainless steel appliances. Neutral tile throughout. Paid up recreation lease in full. Electrical panel updated 2015, A/C replaced 2019. Hurricane impact garage door. Both baths updated. Closing not before April 15, 2024. Furniture negotiable direct with owner. Please call to see. You'll be glad you did.



Walk to R3 Clubhouse & Pool - \$329,900

Lovely corner Edgewood 2Br/2Ba with Full Florida room. Double concrete drive plus oversized front porch. Kitchen remodeled with newer and extra cabinetry. Updated appliances. Neutral tile thru out. Free 18 Hole Par 3 Golf. Minutes to Ocean beaches, shopping and restaurants. Paid up recreation lease in full. Vacant for quick close. Please call to see.



Pending Sale

Challenger Model on Small Canal - \$339,900

Beautiful 2Br/2Ba with family room and screened porch. Roof replaced 2007. Hurricane impact windows except slider that does have hurricane panels. Neutral tile thru out with separate laminate plank flooring in master and tiled plank flooring in guest bedroom. Kitchen totally remodeled with pendant lighting and upgraded appliances. Screened porch and open back patio. Lenox A/C 2018 and a/c ducts replaced. Paid up recreation lease in full. Free 18 Hole Golf. Three Active clubhouses and three heated pools. A must see. Please call today... You'll be glad you did.



Sold \$330,000

Nicely Updated Edgewood - \$324,900

Great 2Br/2Ba with full Florida room and paid up recreation lease in full. Kitchen totally remodeled with updated appliances. Recessed lighting. Extra cabinetry plus pantry. Roof replaced. Both baths updated. Walk to both R2 and R3 Clubhouses and pools. Knockdown and crown molding. Tiled thru out. Vacant for quick close. A Must see...



Sold \$335,000

Edgewood - \$339,000

Beautiful 2Br/2Ba with Full Florida room. Oversized front porch with insulated roof and accordion shutter. Kitchen cabinetry all replaced plus updated appliances. Both baths nicely updated. Crown molding and plantation shutters. Please call to see this lovely home in a great quiet location close to R3 Clubhouse and Pool.



Sold \$370,000

Deluxe...Deluxe...Deluxe

This lovely 2Br/2Ba Edgewood model with full Florida room. Lovely Edgewood 2Br/2Ba with thousands in upgrades. Roof replaced, impact windows. Laminate flooring. Kitchen and baths updated. Full Florida room plus screened porch on small canal. Oversized lot. Close to R3 Clubhouse and Pool. Paid up recreation Lease in full.



Regis Model - \$309,900

Great 2Br/2Ba home with full Florida room and front porch. Paid up recreation lease in full. Neutral tile thru out. Kitchen cabinetry has been replaced and additional cabinetry added. Located on nice quiet street close to R3 clubhouse and pool. Roof, A/C and hot water heater all replaced. Double wide driveway. Please call to see, you'll be glad you did.



Villa 2br/2Ba \$174,900

Please call to see this lovely updated villa. Freshly painted with neutral tile throughout. Enclosed porch goes to an outside patio overlooking courtyard and golf course. Paid up recreation lease in full. Kitchen cabinetry all replaced and updated appliances. Accordion shutters. Electrical panel box replaced. A must see...



Perfect Winter Hideaway - \$117,900

This 1Br/1Ba villa is ideally located walking distance to shopping, restaurants and banks. Walking distance to FREE 18 Hole Par 3 Golf course. Neutral tile thru out with enclosed porch. Paid up recreation lease in full. Condo has brand new roof 2023. Brand new refrigerator. Vacant for a quick close. Please call to see. You'll be glad you did.



SOLD \$336,000

Challenger Model on Oversized Lot

Exquisite home with thousands in upgrades. Neutral tile throughout with carpeting in bedrooms. Expanded challenger with 1624 under a/c plus 10 by 26 screened porch. Hurricane impact garage door 2012. Tile and Flat roof both replaced in 2006. Kitchen cabinetry replaced plus updated appliances. Paid up recreation lease in full. This home is situated on an oversized lot with spacious backviews. Please call to see, you'll be glad you did. Asking \$364,900.



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Panoramic Lake and Golf Course views

Exquisite 2Br/2Ba villa with raised glassed enclosed porch. Villa is totally updated with hurricane impact front door, windows and sliding door. Kitchen cabinetry has all been replaced with updated appliances. Tiled plank flooring in kitchen with recessed lighting. Freshly painted. Popcorn removed in living areas with flat ceilings and crown molding. Electrical panel has been replaced. A/C and hot water heater replaced. Rec. Lease paid in full. Furniture negotiable. Vacant for quick close... A Gem. Asking \$209,900