

TRAVELS OUTSIDE LEISUREVILLE

(more photos on page 16 & 17)

CHRISTINE DOWLESS IN AUSTRALIA

Pictured below is when Christine walked across the Sydney Harbor Bridge - a feat, she says "you just have to do".

(more photos on page 16)



LOUISE RICKER IN LONDON

(more photos on page 16)



MOUNT BOTANICAL GARDEN

Enjoying the nice weather at Mount Botanical Garden in West Palm and also the plant festival and Origami Exhibit there.

(more photos on page 17)



PBLCA does not partner with, promote, or recommend any company, person, or those who advertise in our newspaper. This Publication is not endorsed by PBLCA

NEXT NEWSPAPER DELIVERY
TUESDAY, JUNE 4, 2024



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SUNDAY MORNING
9:30 A.M.
Family Rite 2 Choral Service



SUNDAY MORNING
11:45 A.M.
Contemporary Service with Live Band



WEDNESDAY MORNING
10:00 A.M. Centering Prayer
11:00 A.M. Tai Chi

YARD SALE

SATURDAY, MAY 4
8 AM – 12 NOON

St. Joseph's Episcopal Church – Gymnasium
3300 South Seacrest Blvd Boynton Beach FL 33435

Proceeds Support Youth Group & Outreach Activities




GREEN THUMB AWARDS



Lynn Mattice
2003 SW 6th Avenue



Pat Kaufman
2104 SW 6th Avenue

The LCC sponsors the Green Thumb Award each month in the newspaper and with a yard sign. To recognize residents with well-maintained yards. You can send in nominations to PBLgreenthumb@gmail.com.

THANK YOU FOR YOUR SERVICE!

By Lauren King

Meet our neighbor, Richard Smith. He was drafted into the Army in 1968 after a 2-year seminary education.

Richard was sent to Fort Sam in San Antonio, TX, and because he was a Conscientious Objector he trained for 3 months as a MEDIC.

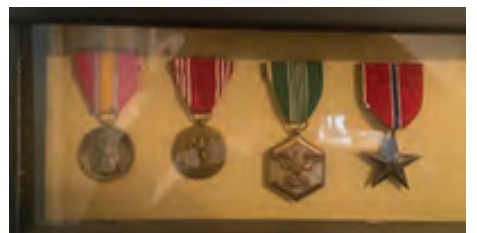
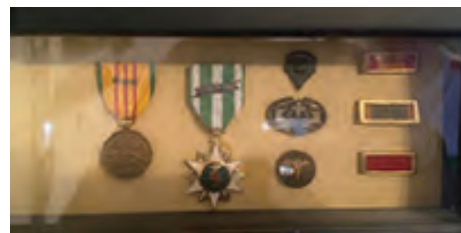
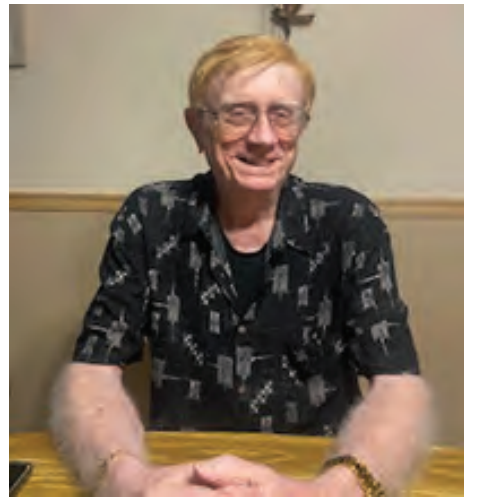
Sent to Viet Nam, Richard attached to the Medical Recon of the 72nd mobile unit, 1st Infantry Division. "It was so damn hot! We were on the front lines where I had 40 guys to take care of over ten months."

Then the de-escalation began. Most of the men were re-assigned to different units and some were headed home on "The Big Red One". Richard was chosen to lead the Color Guard Unit to accompany those returning. He got back to his unit to find that his whole track was gone. "Those casualties were the worst part of my service," he says.

He was transferred to Fort Devon in Massachusetts where he met and married his wife. There he was asked to consider 're-upping' but when he learned that he would have to take rifle training, he declined. "I guess the best part of my service was the R&R we had in Australia."

After discharge, he went to school on the GI Bill and graduated as an RN critical care nurse.

Richard received the Bronze Star, Medical Combat Badge and was discharged with a Spec 5 rank – all this while serving with no weapon! Outstanding!



COFFEE KLATCH 2024 LUNCH

Here is a picture of the AM Coffee Klatch golfers enjoying lunch at The Hive after a morning of golf. Seated left to right Rob Bonn, George Bailey, Mike Rizzo and Jim Malte. Standing left to right Ray Abrams and George Venezia.



Calvin McDaniel, PA
Broker Associate

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Our Leisureville News needs volunteers to deliver our papers each month.

We have openings available in or near your neighborhood.

If you are a new homeowner, its a great way to participate in our community !

**CALL CHAIRPERSON VIVIANE DIETSCHY
561-704-3282**

HEAR YE HEAR YE

**Leisureville needs volunteers to put the flags out on the holidays
Contact Mae Lazarus 561-414-9420**

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 Drive 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

Block Captains

Please include your phone numbers next to your signature when picking up your papers.
Thank you. Viviane Dietschy Chairperson

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

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.

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.

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

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!

POP (paid observation patrol) PSII – 786-858-5728
Campbell Property Emergency Number - 954-427-8770

ARCHITECTURAL CONTROL COMMITTEE

Chairperson: Mike Kervin; Vice Chairperson: Joe DiTuro, Secretary; Dave Mobus: Members: Fred Birdsall, Dan Gajeski, Carl Zapf, Willie Morri, Gloria Ortiz, James McNamara; Board Liaison: Patrick Barklow

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, Project Coordinator/Admin; Regina Dennington, Yaan Talaia, Front Desk/ Admin Admin; Dennis Patrick, Compliance Inspector; Maintenance: Vlad Matatov, Supervisor; Gary Andrews, Maintenance; Sadat Rizvanolli, Maintenance; Wes Stephen, Maintenance; Joseph Sparacino, Maintenance; Irrigation: Mike Lewis, Supervisor; Louis Raymond, Irrigation; Collin Hemans, Irrigation; Mario Odenat, Irrigation; Richard St. Philippe, 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

President Jim Czizik (2026), Vice President Don Ernst (2025), Treasurer Hal Eide (2025); Secretary Bob Wilt (2025); Assistant Secretary Holly Massman (2026); Directors Cliff Cole (2026); Nancy Price (2026); Charlie Cannone (2025); Patrick Barklow (2026)

Email: secretary@myPBLCA.com

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

BOCCE COMMITTEE

President: Marietta Thomas - (561) 373-7090; Vice President: Ed DeFillipis - (908) 268-7455; Secretary - Laureen King - (561) 732-9243; Treasurer - John Theis (207) 570-5755; Coordinators: Alice Torname (978) 809-2106

CARING NEIGHBORS MEDICAL EQUIPMENT

Al Grimshaw - 774-991-2919, Barry Price - 609-338-7359, Webb White - 561-704-8816, Christine Dowless - 561-707-0226, Joe Shannon (Seasonal) - 501-607-1927

CITIZENS OBSERVER PATROL - COP

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

PBL COP STAFF

Table with 3 columns: Name, Position, Phone Number. Includes Lieutenant Sheila Pesce, Lieutenant Duke Foell, Lieutenant Gloria Groch, Sergeant Peter Karalekas, Sgt Kathleen Peterson.

CLUBHOUSE COORDINATORS

Applications for Reservations, Parties, 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 Drive, 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, Co-Secretaries: Pat McPartlin/Joy Brady; Board Liaison: Holly Massman

FINANCE

Email: finance@mytblca.com

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

FINING APPEAL COMMITTEE (FAC)

Chairman: Mike Brunson, Vice Chair; Roslyn Schwartz, Secretary; Peter Senftleben, Member: Vivian Stripe; Board Liaison: Patrick Barklow, Jim Czizik

GOLF COMMITTEE

GOLF – Email: golf@mytblca.com

Chairman: Ed DeFillipis; Vice Chairman: Joe DiTuro; Secretary: Sandy Gentile; Assist. Secretary: Suzanne Merrick; Treasurer: Laureen King; Assistant Treasurer Joan Schone; 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: Nancy Price

GOLF COURSE

Golf Shop, 561-732-0593

CARPENTRY SHOP

January 1 to April 30 – Wednesday - Friday, and Saturday – 9:00 to 12:00
May 1 to December 31 - Wednesday - 9:00 to 12:00

LADIES GOLF LEAGUE

President Pam Prager, Vice President Lynn Kordower, Treasurer Lee James, Secretary Rose Luke

LANDSCAPE COMMITTEE

Chairperson: June Silva; Co-chairperson: Fran Cannone, Secretary: Nannette Ferri; Members: Louise Farrell, Deidre Fleming, Donna Gaudet, Andy Giannettino, Liz Mercereau, Elyn Christensen, Gail Czizik and Evelyn Wright; Board Liaison: Cliff Cole; Campbell Property Mgmt.: Denise Perrault

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: Robert Keating; Treasurer: Steve Schone; Secretary: Mike Rizzo; Handicap Statistician: Mike Grant; Trustees: Ed DeFillipis, Mark Billet and Richard Pintur; Starter: Lynn Kordower, Rob Sobotnik

RECREATION

Email: rec@mytblca.com

Chairperson: JoAnn Cirillo; Vice-Chairperson: Mae Lazarus; Secretary: Sandi Gentile; Treasurer: Marylou Illsley; Gloria Groch, Assistant Treasurer; ; R-1 Coordinator: Eleana Guidice 908-208-8201; R-2 Coordinator: Cindy Cirillo, 732-0273; R-3 Coordinator: Larry Borkowski, (860) 940-1686; Fitness Coordinator: Glenn Giamatti; Flea Market Coordinator: Diane Gunther 561-752-3522; Carpentry Shop: John Theis 207-570-5755; Board Liaison: Jim Czizik

SECTION LEADERS

Table with 2 columns: Name/Position, Phone Number. Includes Viviane Dietschy, Board Liaison: Holly Massman, Sec. 1 - Arnold Brothers, Sec. 2 - Pat McPartlin, Sec. 3 - Glenn Giamatti, Sec. 4 - Louise Farrell, Sec. 4A - Ola Lee, Sec. 5 - Evelyn Browning, Sec. 5A - Cindy Cirillo, Sec. 6 - Bill Patton, Sec. 7 - Roseann Roche, Sec. 8 - Cynthia Strong, Sec. 9 - Mae Lazarus, Sec. 9A - Richard Washburn.

TECH COMMITTEE

tech@mytblca.com

Chairperson: Rose Luke; Assistant Chairperson: Steve Schone; Treasurer: Michelle Travis; Treasurers Assistant: Joan Schone; Secretary: Suzanne Merrick; Members: Vin Del Prete, Laureen King, Webb White, 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 Liaisons; Don Ernst, Bob Wilt.

SPECIAL PHONE NUMBERS

Table with 2 columns: Service Name, Phone Number. Includes PBL Office, Campbell Emergency Number, Boynton Beach Water Dept, Boynton Beach Water Emergencies & Utilities, Boynton Beach City, Emergency Police, Police Department (Non-Emergency), Florida Power and Light (Emergency), Caring Neighbors Office, Caring Neighbors Medical Equipment, COP Office, City Hall, Main Number, Animal Control, Dead Animal Removal (public domain), Pro-Shop, Leisureville News Office, Sprinkler Hotline, Weeds call office, Paid Security.

PALM BEACH LEISUREVILLE OFFICIAL WEBSITE:

Palmbeachleisureville.com or mytblca.com

FOR ALL COMMITTEES

COMMITTEE MEETINGS

- Board Of Directors: 3rd Tuesday, 3 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 3:30 pm zoom or R1
Women's Golf League: 1st Monday, 9:00 am, R-3 - Patio Room
Landscape Committee: 2nd Tuesday, 11:00 am, 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
CAP – Community Advisory Panel: email: CAP@mytblca.com, meetings every other month starting in January

ACTIVITIES

- Acoustic Jam Sessions Tuesday (Oct - April) 2-4pm R1.....Ida: 518-339-6303
Arts & Crafts Monday 9:00 - 11:00 am R2.....Fran Stamm: 561-523-9293
Book Club Every 2nd Thursday 3-4:30 pm & 6-7:15 pm R1 Card Room.Laura 803-717-2976
Craft Donations Monday.....Donna: 856-522-9375
Bocce (summer) Tuesday/Thursday 7-8:30 pm R2.....Marietta Thomas (561) 734-5952
Bocce (winter) Tuesday - Friday 4:30-7:30 pm R2Marietta Thomas (561) 734-5952
Cardio exercise Mon-Wed-Fri (Oct - April) 8:00 am R1Olga 410-253-7183
All Year Mon-Wed-Fri 7:45 am R3 patioPam 908-670-6561 Gail 207-460-5595
Cornhole Monday (Nov - March) 5:00 - 6:45 pm R3..Don & Mike cornholeblv@gmail.com
Drawing & Painting (Oct-April)Tuesday/Thursday 9:00 am - Noon R2Jan: 561-737-7437
Flea Market (Oct-April) Saturday 8:30 - 11:30 am R2.....Diane Gunther 860-384-4712
Hymn Sing Friday (Sept - May) 7:15 - 8:15 pm R2.....Marcene: 561-906-4689
Line Dancing Beginner class 6 - 6:45 pm (Nov-April) Wednesday R3
Intermediate class 7 - 8pm Wednesday R3.....Rose Ann: 561-740-0936
Water Aerobics Monday-Saturday (All Year) 9:00 - 10:00 am R1.....Peggy: 727-207-1350
Shuffleboard Monday (Jan - April) 6:30 - 8:00 pm R1
Walking Group Tuesday/Thursday/Saturday (Oct - April) 7:30 am R2

CARD GAME/GROUPS

- Bridge Monday/Wednesday (Jan - April) 12:15 - 4:00, R2Joan: 561-735-6059
Canasta Friday, (Oct-April) 11:30 am, R1 card room.....Pat Kaufman: 561-271-0128
Euchre Sunday (All Year) 5:45 - 9:00 pm, R2.....Gloria: 419-356-1904
Hand/Knee & Foot Tuesday (All Year) 6:00 - 9:00 pm, R1Debbie L.: 561-574-2614
Left Right Center (LRC) Sundays 6-7:30 pm R3Kathy Altaro 561-602-0067
Mah Jongg: Tuesday (All Year) 1-4 PM @ R2.....Julia Palmer 561 572-5515
Wednesday (All Year) 1-4 PM @ R1.Rose Ann 561 740-0936
Pinochle Tuesday/Thursday 5:45- 10:00 pm, R2Kevin 561-573-0183
Texas Hold'em Tuesday (All Year) 6:00-10:00 pm R3 Card RoomRudy: 561-758-8654
Mexican Train Wednesday All Year 6-8 pm R1 Card RoomMadiline 561-715-1528
Scrabble Wednesday (All Year) 1-4 PM @ R2.....Diane: 973-493-7531
25 Cards Saturday (Oct- April) 7:00 - 9:30 pm R2Kathy Kelly 561-603-0009

CLUBS

- Life Gets Better Together Social ClubDeidre Fleming: (917)921-5184
Every 3rd Sunday 6-9 p.m. at the Golf Patio
Long Island: 1st Friday (Oct-Mar), 9:30-11:30 a.m., R-3.....Cheryl 973-477-0045
New England: 2nd Friday (Oct-Mar), 9:30-11 a.m., R-3Evelyn 561-777-4886
New York: 2nd Wednesday (Nov-Apr), 9:30-11 a.m., R-3Donna 914-830-9580
Pennsylvania: 3rd Friday (Nov-Apr), 9:30 a.m. to 11:30 a.m., R-3.....Neena 561-336-2182

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

NOTES FROM THE BOARD MEETING

The PBL Board of Directors held their monthly meeting on May 21st at 3PM in Clubhouse 3 and on zoom.

All members were present except for Hal Eide (on zoom) and Don Ernst. Manager Nancy Barlow and Asst. Manager Maye Landa.

President Jim Czizik asked if there were any deletions or corrections to the agenda at this time? President Jim Czizik has already made two corrections to the agenda. Item #4 motion to approve the ACC policy colors for home paint and trim. Amendment to the amendments is being tabled at this time. Item #7 motion to approve CAP advisory panel appointment members for 2024-2025 is also being moved and tabled at this time. The Board approved the minutes of the April 16th meeting. The April treasurers report is available at the Association office.

COMMITTEE REPORTS

Nancy Barlow gave her management report. Nancy thanked everyone who participated in the Presidents survey. All comments were noted. Thanking everyone for your time. Be on the lookout for more surveys. We continue to see outside work being done without ACC and LCC approval. Please remember that you need approval before any work is being done. There was an incident yesterday where a contractors vehicle went into an owner's car. Luckily the homeowner had checked to make sure they were insured. Please remember to shower before entering the pool. Also do not feed the ducks.

Director Charlie Cannone reported that the Finance committee met on Thursday April 25th. The March 2024 financial statements were reviewed and approved. The Committee also discussed the following topics, credit card policies including approval limits and procedures, fitness equipment, including the need for competitive bidding and alternate financial service structures.

Director Patrick Barklow reported that the ACC had a meeting this morning. They had 24 items presented and 4 were disapproved, two were tabled and 18 approved.

Director Charlie Cannone made a motion to approve the February 2024 revised financial statements. The purpose of this motion is to properly recognize the effect of the 2023 year end audit adjustments on the 2024 financial statements. The rationale, the 2023-year-end audit adjustments, which were reported by the Board in March, also affected the 2024 financials and were subsequently recorded. However, when the board accepted the original February financial statements at the April meeting, those adjustments had not yet been reflected in the 2024 year to date results. The implementation is not applicable to the proposed motion and there's no cost association associated with it. Director Charlie Cannone made a motion to accept the March 2024 financial statements. The purpose of this motion is to keep the Board of Directors up to date on the associations monthly financial position. The rationale is that its required by the associations governing documents and implementation and cost are not applicable to this proposed motion.

Director Patrick Barklow made a motion to approve the amendments to the ACC policy 101.21. Colors for the house and trim that were approved by the ACC on May 7, 2024. The intent is to update color choices and procedures for the painting of the properties. The rationale is to make clear what is acceptable, and the explanation will be upon Board approval. Also, within the intent to clarify the color swatch samples will not be needed for trim colors on an improvement application. As there are 20 newly approved colors and no other colors outside of the 20 approved will be considered or approved by the ACC which is to keep the colors consistent within the community. There was a discussion among the Board members. There are clear copies at the Association office.

President Jim Czizik said that there is a motion to approve the Fining Appeals Committee. They are requesting an amendment to their committee that the Fining name to be dropped. They would be known as Appeals Committee. The rationale is that the motion was made to delete fining from the committee's name. The name will now be Appeals Committee and the implementation by a vote of the Board of Directors to approve. Director Patrick Barklow would like to make a motion to approve the election of the officers for the AC Committee. The intent is to recognize the elected officers of the AC Committee.

Nancy Price make a motion to the Board to approve the animal control Pet policy guidelines. The intent is to clearly state the purpose of my motion is to have the policy in place for the community to have the understanding of the requirements for Animal Control in Palm Beach Leisureville. The rationale is that there is currently no animal

control guidelines, and the implementation would become effective upon Board approval and there is no cost. The Board recognizes resident Patricia who wanted to make sure that the decisions of the animal control committee were in the notes. There was a discussion and the motion passed.

President Jim Czizik went on to read the properties that were being sent to the Appeals Committee. President Jim Czizik made a motion to approve \$39,000 for a commercial grade fitness center. Equipment for monies entrusted to the recreation committee. The intent is to replace selected pieces of certain commercial grade equipment currently in service in the fitness center. Three suitable quotes were collected, and Pro Fitness was selected as the preferred vendor for the purchase and continuing service. The rationale is the efficient and safe operation of the PBL fitness center. At the last Board meeting the recreation committee was asked get two additional quotes. The recreation committee did go forward and to get the two quotes. There was a long discussion. The Board recognized resident Frank. If the preference is to go with the preferred vendor, why don't we stay with Pro Fitness. There was more discussion among the Board members. The motion passed.

Resident Dave Haynes spoke about hurricane season which starts June 1st. Dave also mentioned that the Boynton Beach Fire department was conducting CERT classes again.

President Jim Czizik also brought up the speed humps in the community. The city of Boynton Beach removed some of the speed humps and replaced them in a different area.

The meeting was then adjourned.

Lynn Kordower

MANAGEMENT REPORT MAY 2024

2024 PRESIDENT'S SURVEY

Thank you to everyone who has participated in the April 2024 Survey, your comments are all being noted. Your valuable feedback & insights are essential in making informed decisions for Palm Beach Leisureville. Your voices & opinions are very much appreciated & valued! Thank you for your time and effort! Be on the lookout for additional upcoming surveys!

MODIFICATIONS TO THE EXTERIOR OF YOUR HOME ~ HOA APPROVAL REQUIRED ~ ARCHITECTURAL CONTROL COMMITTEE (ACC) & LANDSCAPE CONTROL COMMITTEE (LCC)

We continue to see an increase in work being done without obtaining ACC or LCC approvals. For the period of April 9 through May 20, 2024, we have mailed out 20 unapproved modification violations to owners. For the month of April there were 45 applications processed.

Please remember you must obtain ACC & LCC approvals for any exterior modifications made to your home according to our ACC Rules and Regulations and for any new plantings or modifications to your lawn/property according to our LCC Policy Rules & Regulations. Applications are available at the office. **We will be happy to assist you on any questions you might have with the application process.**

Please note, as per Florida Statutes, any work being done without the proper approvals may be subject to fines and access to the common areas and facilities could be suspended.

Property inspections are completed throughout the year in accordance with Palm Beach Leisureville's Governing Documents. If you receive a letter, please consider it a friendly reminder to make necessary maintenance improvements. Campbell Property Management enforces the ACC, LCC and General policies and sends out notices to inform you of the maintenance repairs observed during the inspection. If everyone adheres to the guidelines, the outcome will prove to be a positive place to live for all residents. For the month of April 2024, the inspection team inspected 428 properties which includes LCC, ACC, Coach Lights Out and Parking violations. 146 violations were mailed out and 282 non-compliance violations were closed out. Thank you to the many residents that maintain their homes and work with our inspection team meeting compliance.

Work Orders - A total of 276 work orders were processed for the month of April 2024, which includes Maintenance, Irrigation, and Landscaping.

Coastal Painting – 2024

- Section 6 Painting of roofs and homes will be completed this week. Post paint inspections will be completed as well.

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- 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.

Computer Hospital Inc.



We Make House Calls!
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What We Do

- Computer Repairs
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We are waiting for your call!



Get local help with your Medicare questions.

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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SPRJ55189

MANAGEMENT REPORT APRIL 2024

(continued from page 6)

- Section 7 Painting of roofs and homes will begin on Tuesday, May 28, 2024 (weather permitting).
- If you have not completed your checklist for painting in section 7, please contact the office.
- Section 9 will be the next section for power washing of roofs and house rinsing. We do not have a start date at this time. Be on the lookout for additional information in our weekly email blasts.
- Please follow the pressure cleaning & painting instructions.
- Painting & Pressure Cleaning schedules are available in the office, on the website, and can be downloaded in our Friday email blasts.
- Prior to pressure cleaning, the contractor will pre-walk the roofs and detail and photograph number of cracked, loose, or missing roof tiles.
- Without inspection approval of your roof, Coastal will not be able to offer pressure cleaning and painting roof services.
- Please be aware that chlorine is used during the power washing process.
- The forms must be completed by the homeowner. Tenants, neighbors, and family members should not fill out the forms unless the office has received an email or written request from owner stating their authorization.
- If you decide to bypass the official home and roof pressure cleaning and painting that is provided by Coastal according to Palm Beach Leisureville's governing documents, please be aware that you will be responsible to maintain your home and roof with a clean appearance.
- If you have any questions or concerns, please contact the office at 561-732-7474 or email us at pressurecleaning@myplbca.com or painting@myplbca.com.

HURRICANE SEASON BEGINS JUNE 1ST - All vegetation cutting (including the removal of coconuts from trees) and/or tree removal should be done before hurricane season begins. Don't wait until it's too late to develop a plan, build an evacuation kit & trim your trees. Be on the lookout for additional information on how to be storm ready.

WEEDS - Due to expected rising temperatures, weed control work orders are suspended until further notice. Spraying for weeds in extremely hot weather, may burn the turf and do more damage than good.

BB CITY SIDEWALKS - PLEASE BE COURTEOUS - Per Boynton Beach city ordinance, please remember to keep the sidewalks adjacent to your driveways, clear for passers-by. Too many of our residents on handicapped assist carts, walking, riding bicycles, or with walkers are blocked from passing on our sidewalks by residents and/or their guests' vehicles. Please help us help our neighbors!

New Residents: 22 resales and 7 leases in April 2024

We need volunteers who are tech savvy and have familiarization AV equipment.

Friendly reminders:

- Please shower before entering a pool/hot tub. Lotions wreak havoc on pool chemicals.
- PLEASE stop feeding the ducks. This is a County and City Ordinance. The City animal control has explained to escalate a case of duck feeding, the City must receive 2 notarized affidavits from 2 separate addresses with the complaint.

Board Workshop - May 7

The PBL Board of Directors met on May 7, 2024, in Clubhouse 3 and on Zoom, at 3PM. All members were present with the exception of Hal Eide, Treasurer (excused) and Don Ernst, Vice President (absent). Additionally present was Assistant Manager Maye Landa.

President Jim Czizik discussed the upcoming scheduled Town Hall meetings. The agenda for the May 11 meeting covers the proposed Animal Control Policy, an update from the ACC, Speed Humps, and a proposed Fee Schedule. The meeting scheduled for June 8 has no agenda at this time, and the July 13 meeting will allow Florida Power and Light to present improvements being made to their services.

Jim reminded the group that a seven-person group has been working on an Animal Control policy as a result of litigation with findings unfavorable to Leisureville, principally because there was no such policy in place.

Director Nancy Price presented the draft policy to members, which places total responsibility for a pet's behavior directly on the owner/renter/guest in charge of the animal. Specific areas addressed in the policy include the need for constant supervision, leash control, picking up animal waste, a list of restricted areas where pets are not allowed, the need to report alligator sightings, and the need for reflective attire/flashlights to be used at night. Service animals are not exempt from the requirements and are required to be identified with a service animal vest. Need to control aggressive animals was discussed; Director Patrick Barklow asked how "aggressive animal" would be defined/determined; this will be on the basis of the individual

animal's behavior history, not by breed, size, etc. In accordance with regulations, vicious animals (as determined by local authorities) must be muzzled. Discussion and suggestions included changing some language from "must" to "should", adding language that indicates these policies are for safety reasons, and ensuring that language doesn't violate any aspect of the Federal ADA policy. The draft policy will be blast-faxed to residents for their review in advance of the May 11 Town Hall meeting.

President Jim Czizik reported on the ACC update, including recently added language addressing accessory areas such as storage areas, carports, etc. R1 Clubhouse conference room displays the color palates that have been selected for painting within the community. The ACC has chosen twenty colors as standard when painting is done. It is noted that there are currently unapproved colors in use; standardizing will benefit the community and the painting contractor. Section 7 is currently being painted, there is no painting scheduled for next year, painting will resume in two years. At that time the current ability of a resident to buy their own color will be eliminated. Between now and then, residents who wish to paint using one of the approved colors will be able to obtain the paint free of charge; colors in place not on the approved list do not have to be changed until painting is scheduled.

Jim also reported on the R1 pool update; note that Property Manager Nancy Barlow is not here, but has five companies ready to present proposals, which will be scheduled when she returns. The current pool is 30 x 60 and we are investigating what would be required by the City of Boynton Beach to increase that size as well as what would need to be budgeted for such a change. The project is going to include a hot tub at the location.

Briefly discussed a negotiated rate from the Holiday Inn Express; no information on such an agreement can be found and at this time there is no special rate available.

Members discussed a proposed Fee Schedule to address violations of community policies. A working diagram was shared with and discussed by members. It was recognized that, in most cases, a first offense should result in a warning. Two issues of parking were discussed: overnight parking and parking blocking sidewalks and obstructing traffic. Discussed action to be taken in response to violations. Jim recommends avoiding a policy to tow vehicles, as liability for the car's safe return would be solely on the community that enforces such a policy. The recent survey of the community for feedback on the parking issue revealed that, of almost 600 responses, half wanted action taken for violations, half did not. Other issues and recommendations for violation response included commercial vehicles parked in driveways, unleashed pets and failure to dispose of pet waste, access to properties without permission, abusive conduct, bulk pick up items put out too early, and unlawful tenants. These proposals will be presented at the May 11 Town Hall meeting.

Jim reported that a joint meeting of the ACC and LCC will be scheduled with Property Manager Nancy Barlow returns. Members discussed issues with the clusia hedge by the Wawa location, residents report juveniles coming through the hedge and onto properties; this should be handled by the police. Manager Nancy Price reports that we are looking into placing fencing in that area. Additionally, the plantings around the R1 Clubhouse parking will be made to look more uniform by replacing some of the ficus with more clusia. Gemstone is slated to begin the remodel of the R2 Clubhouse; activities will be suspended for about 45 days while the work is underway. Repairs and upgrades to the Fitness Center are being addressed; three bids have been received on the purchase of new equipment and will be voted on at the next meeting.

Question was raised about the current Recreation Committee policy which forbids vending machines. Jim reports that we are unable to determine the reason why. If a club wishes to purchase and stock such a machine as a fundraiser, the issue could be reconsidered.

Director Nancy Price discussed the issue of people presenting non-agenda issues at Board meetings and wanting an answer or solution immediately. She shared multiple sources which outline the requirement for a written submission of concerns to enable ample consideration. Residents are limited to three minutes of discussion on non-agenda topics, but this has not been enforced. Determined to have a timer available to enforce this limit to make best use of everyone's time, noting that they should go through the association first.

Suggestion made to return to the practice of providing documents on our website with changes red-lined for review in advance of board meetings.

Nancy suggests considering returning to the schedule of the Board Workshop immediately following the Board Meeting for members' consideration.

Gail Harrigan

BOARD MEETINGS

All Board Meetings at Clubhouse 3 and via
Zoom at 3:00 PM
Next Board Meeting June 18, 2024

COP VOLUNTEERS FOR THE MONTH OF APRIL 2024

ALLEN, LINDA
 BEHENSKY, LOU
 BOLLATI, RICHARD
 BROWNING, JIM
 BRUFLADT, SUSIE
 CHODAN, MAUREEN
 CIRILLO, CYNDI
 COOR, PJ
 CORVEN, CHRIS
 D'ACUNTO, SANDY
 DEVENO, LORILEE
 DIMARCELLI, MARISA
 DOWLESS, CHRISTINE
 EIDE, DONNA
 EIDE, HAL
 FARRELL, LOUISE
 FOELL, DUKE
 FRANKLIN, BECKY
 GARLANS, JEFF
 GARLANS, TIL
 GARRIS, BEVERLY
 GRAHAM, HUGH
 GRAHAM, JACKIE
 GROCH, GLORIA
 HANES, DAVE
 HOLTZ, PAT
 KARALEKAS, PETER
 KERVIN, MIKE
 LAMORA, EILEEN
 LEE, CHRIS

LEE, OLA
 LEONARD, CAROL
 LEONARD, GEORGE
 LIMOGE, LARRY
 MANCKE, LOIS
 MANCKE, PETER
 MCPARTLIN, PAT
 MEDEIROS, DIANE
 MEIER, NANCY
 MILLER, KEN
 MURPHY, PATRICK
 OUELLETTE, DAN
 OUELLETTE, SYLVIA
 PATTEN, BILL
 PATTEN, LORRAINE
 PESCE, SHEILA
 PETERSON JIM
 PETERSON, KATHLEEN
 PIZZO, CATHY
 RAYBALL SHARON
 RAYBALL, JANICE
 RAYBALL, MIKE
 RAYBALL, PAT
 SHASHA, CAROL
 SMITH, LES
 SMITH, PATTY
 THOMPSON, CATHY
 WAKEMAN, GEORGE
 ZAPF, CARL
 ZAPF, CAROL

A Message From Your CERT (Community Emergency Response Team) Palm Beach Leisureville

Many of our residents will soon be preparing to leave for the season. This message is coming from your CERTS team. For those who do not know us, we are volunteers from your community, who have attended training through the Boynton Beach fire department. If our area has a bad storm or hurricane, we work with the city to ensure all is ready in the community before, and all residents are ok after the storm.

It is very important that before you leave you put away all flower pots, grills, furniture, recycle bins and anything else that the winds can carry and hit not only your home, but your neighbors. You may feel these items are ok, but we have seen the cement power poles knocked down during severe storms.

All of your trees should be trimmed back, as well as large bushes. The city will pick up debris on Fridays.

NO ITEMS SHOULD BE LEFT OUTSIDE WHEN YOU LEAVE.

We start checking vacant homes towards the end of May or beginning of June. If you have left anything out, you will be notified by the office.

We thank you in advance for your help and for the consideration of your property and your neighbors.!

Your CERT Team Members

MYPBLCA.COM

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

Architectural Corner

At our last Board meeting they voted unanimously to approve the changes we wished to make. The Changes to ACC Policies :101.10 Patios, 101.16 Hurricane Awnings, 101.21 Colors for house and trim, 101.27 Storage Containment, and 101.36 Exterior Appliques are as follows:

101.10 Patios: The addition under Rear Patios is as follows An access point on any patio may have a latching gate installed that shall always remain openable. All configurations must be white in color and not exceed thirty-six (36) inches in height.

101.16 Hurricane Awnings: The addition of Bahama style awnings to the types allowed and double or single stripe is allowed, on the awnings it must be the same color as the decorative shutter. For the installation of new hurricane awnings or shutters an ACC application is required and needs to be approved by ACC prior to the work. In addition, All clamshell awnings shall be maintained in good repair, free of rust or stains. When opened, clamshells shall be extended equally on each side so as to be even with the ground. Missing or dangling extension arms are not permitted. Awnings may not be propped open with a pole.

101.27 Storage and containment: We are deleting (Rubbermaid type upright storage units or animal shelters outside the perimeter of a building house , garage, etc) are prohibited with the exception of bench style storage units) and we are adding Storage facilities such as“ Rubbermaid type”, outdoor horizontal storage cabinets may be placed outside on the side or rear of the house, or in a carport, for the purpose of storing trash and recycling bins and other miscellaneous items. They may be no larger than 4 ft wide x 3.5 ft high. And we are adding Animal shelters to the prohibited outside storage.

101.36 Exterior Appliques: No approval is required for exterior wall appliques. The home owner shall maintain the improvement in good condition. A maximum of three appliques, either 3 individual or 3 groupings, may be placed on the front or sides of the exterior walls. No wall hanging flags or displays that are lighted or have flashing lights on the wall or visible in the window are permitted, except for seasonal decorations which must be removed at the close of that season.

Of note our Chairman has stipulated that there will be a discussion in or next Town Hall meeting concerning the total number of appliques and other particulars. The ACC in conjunction with a panel have submitted changes to 101.21 Colors for the house and trim. And the Board will take up our proposed changes at the next full Board meeting. We will be adding new colors to the approved colors that the painting company will paint free of charge to our residents. I will post these changes when and if the Board approves them.

As always your application to the ACC must be complete and specify what is to take place. An incomplete Application and or Plat plan will be returned as unapproved. We suggest you anticipate your need and the processing time required for the committee review. Allow approximately two weeks. Please do not proceed with the work prior to ACC approval.

THANK YOU - Joe Di Turo Vice Chairman of the ACC

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.

THANK YOU

Thank you to all of my Leisureville friends and neighbors who supported and loved us in our time of need.

Marylou Illsley

NEW ENGLAND CLUB

Hi Everyone,

New England Club is sponsoring Pat Kaufman to teach us how to paint with watercolor, this will be for members only and if you're not a member pay five dollars for the six classes and three meetings for this year.

Here are the dates: 6/13, 6/27, 7/1, 7/25, 8/8 and 8/22

It will be at Club House 3, these 6 classes are on Thursday afternoon 1 pm to 3:00 pm.

This will give us something to do for the summer, we hope to see you there.

New England Club



LONG ISLAND CLUB

The summer heat started a little early this year. Speaking of summer, the Long Island Club is hosting the 4th of July Barbecue.

So, why don't you come, join us, and celebrate the Holiday in the comfort of Clubhouse 3. Don and Dave have volunteered to barbecue the hamburgers and hot dogs for us. Also, potato salad, baked beans, a cookie, and a bottle of water will be served. BINGO is included.

Tickets are \$15.00 per person. They go on sale at Monday Bingo June 17th & 24th and on Tuesdays June 18th & 25th from 9 to 10 am, at Clubhouse 3.

Don't forget MONDAY BINGO at Clubhouse 3. Doors open at 1:15 and games start at 2:00. The cost is \$10.00 per card and all monies are returned to the winners. All Leisureville residents and their guests are invited.

Patty Merrell - Club Secretary



PBL Leisureville Book Club

Join us on Thursday, June 13th from 6:00-7:30 pm to discuss the book, The Silent Patient by Alex Michaelides. Only one session will meet during the summer in R1 West Bldg. (Card Room). At this meeting, the group will select the books to be discussed for the remainder of the summer. Please e-mail book ideas to Laura at Laurabethelder@gmail.com or call at 803-517-2976 if you have questions. All are welcome to attend. Hope to see you there!

Thank you! Laura Elder 803-517-2976

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

ARTS AND CRAFTS MEETINGS

Crafts will not be meeting in R2 until renovations are complete. We will not be selling any items or accepting donations. Crafts will be meeting in R3 to continue to make items if you would like to join us. Sorry for the inconvenience and hope to see you in a few months. Thank you, Donna Hanson

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)

Please contact Dan or Dani Segal

973-534-2483 or 973- 919- 8258

Dani.l.segal@gmail.com

Dannyboysegal@gmail.com

CASINO TRIP

We will continue having Casino trips the third Friday of every month through the end of the year. Our next trip will be Friday June 21st 8:45 a.m. leaving from the far end of the parking lot at R3. Prepaid reservations only. \$20 will hold your reservation and can be made by seeing Kathy Altaro at Bingo 1:30 p.m. on Mondays or at Left Right Center every other Sunday at 6:00 p.m. both at R3. Providing we have enough passengers we will play Bingo on the bus. Remember to bring your players card and a sweater to the casino.. Any questions please call Kathy at 561. 602. 0067. Thank you see you soon.

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



AEROBIC EXERCISE RETURNS TO R1

There will be NO summer aerobic exercise in R1 this year. The last date for R1 will be May 3rd. R3 is still going strong for all you full timers. Thanks to all who came out this year. See you in October.

Call Ola Lee for information: 410-253-7183

KNITTING & CROCHETING CLUB

It is almost time! I am so excited for our first meeting on July 3rd. Because of the renovations being done on R2, we will meet the month of July from 9-11 am in R1 (the card room). Anyone is welcome to attend. The meetings will be held every Wednesday. Bring something to work on and if you are new to either crocheting or knitting, we welcome you! Any questions contact Peggy Rizzo (516)724-1568 or Pegasus2726@yahoo.com.

I'm looking forward to seeing everyone! Thank you!!!!

Peggy Rizzo

ARTS AND CRAFTS

Happy Summer! Clubhouse 2 is being refurbished this summer. Crafty Ladies will be meeting at Clubhouse 3 on Mondays. We will have limited supplies but definitely will still be crafting!

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".

PLEASE HOLD ALL CRAFT DONATIONS UNDER FURTHER NOTICE UNTIL R2 IS FINISHED BEING RENOVATED.

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
3. Quilting supplies
4. Beads - all sizes and types
5. Jute rope or macrame rope
6. Glue sticks or E6000 glue
7. Cricut machine and supplies
8. Starfish
9. Seaglass
10. Paper napkins - pretty and one of a kind
11. Driftwood
12. Ribbon - wide
13. Easels - large and small

If anyone has anything to donate to the Leisureville Crafts Group please **HOLD UNTIL SEPTEMBER.** Thank you!

LIFE GETS BETTER TOGETHER SOCIAL CLUB

The Life Gets Better Together Social Club meets the 3rd Sunday each month at the Golf Club 6 to 9 pm.

Variety Show Celebrates 50 Years

Next year will mark the 50th anniversary of the PB Leisureville Variety Show. Director Ron Wolff made the announcement at the curtain call of this year's show in February.

Ron, Assistant Director Holly Massman and committee members are already busy not only planning for next year's show itself, but for all the celebrations that such a momentous anniversary deserves.

Our PB Leisureville neighbors and friends have been entertaining us for 50 years. Imagine all the singers, dancers, musicians, magicians, comedians, stage managers, lighting and sound personnel and ushers who have had the fun of entertaining us for 50 year's ! It's exciting to think that we are keeping the tradition.

We will keep you posted about the upcoming celebrations throughout the year.

GET FIT and HAVE FUN

Call Rose Ann 561 740-0936

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

Intermediate class: Wednesdays 7 - 8pm R3 patio

NEWSPAPER DELIVERY VOLUNTEERS

ANTONE, CAROLYN
BARBERI, PATTI
BEAMISH, LINDA
BERNIER, ILENE
BERNARD, ODETTE
BERMAN, PAM
BERARDUCI, MARIA
BESHEL, JOANN
BROTHERS, ARNOLD
BROUWER, ANN
BROWNING, EVIE
BURGESS, BOB & ANN
CANNONE, FRAN
CARTER, FRANK
CASSELL, LINDA
CHADON, JIM
CHITRL, AUDRY
CHODON, JIM
CIRILLO, CINDY
CLAVETTE, RINA
CORREGGIO, JAN
CRAIG.LESLIE
CRANE, JACK & BEA
CUCINATTA, MARY
DALORIA, MARIA
DAVIS, JACKIE
DENIHAN, BARB
DI CUFFA, TERESA
DIETCHEY, VIVIAN
DI PRETE, ROCCO
DIPRETE SUE
DONAHUE,MIKE
FELSOT, SONDR
FINCH, LINDA
FLARETY, MARY
FLORENTINO, PAT
FOSDALE, PHYLLIS
FRANKLIN,BETTY
GAULDET, DONNA
GENTILE, SANDRA
GIAMMATTI, GLEN
GIGLIO, LYN
GILMAN, GARY
GODWIN, JOHN & JACKIE
GRANDFIELD, MARY
GREEN, ANN
GREENWILL, LIZ
GROCH, GLORIA
HANES, DIANA
HAROLD, PEGGY
HARRINGTON, CHARLES
HOLLIN, WENDY
HOGUE, GAIL
HUGO, GEORGE
JAMES, LEE
JOHNSON, JAMES
KACZMARCZYK, DAVE
KATARINCIC, ANNETTE
KAUFMAN, PAT
KENNEDY, LEIGH1
KIELER, KAREN
KILKES, ROBERTA
KING, JULIE
KING, LAUREEN
KILKER, KAREN
KORDOWER, LYNN
LANGE, MARGARET
LAZARUS, MAE

LEE, OLA
LEWIS, LINDA
LINSKY, SALLY
LOWE, MARY
LUCHMAN, BARBARA
MALLEY, KEN
MALORA, PAUL
MANGINELLI, MARY ANN
MARTIN, ANDY
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MATUSZAK, ELAINE
MCCALL, TINA
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Improving your memory and mind. . .

By Charles A. Harrington

Do you find you make a list of things that you find yourself forgetting every day?

Perhaps it is the password for your bank account, or the title of a book that a friend suggested that you read or just trying to remember the name of the person you have just been introduced to?

If you can remember to repeat the name when introduced, it would be helpful to remember the name as you continue to talk. A good opening is: "Nice to meet you John, do you live in Boynton John?" By repeating the name, you are putting the name in your mind, which will help you recall it as the conversation continues.

However, there are many people will not train their mind to remember, or they simply do not want to remember, within a few minutes they will ask: "What did you say your name is?" A friend I have known for several years, has a standard answer whenever I greet him. When I say, "Hello Joe," he responds with: "Hi there." This greeting continued for a long period of time. One day, I asked him why he does not mention my name when we greet each other, he responds with: "I'm no good at remembering names. "Even after 18 years," I responded. The fact is he does not want to remember names.

Several months ago, I was in a restaurant with a friend, who ordered chicken, while I ordered fish. When the waitress returned with our food, she interrupted our conversation by saying; "Who ordered the chicken?" This is not only rude, it is being lazy by not listening or writing the order down on the bill. If there were several people that ordered at a table, it is easy to understand they could be questions on who ordered what dinner, but not when just two people ordering food.

USE IT OR LOSE IT

I know that we hear this several times, but it remains true. What is good for the body is also good for your brain, the more you work your brain, the healthier and sharper it will be. According to the experts, useful activities that will keep your brain sharp are playing "scrabble," watching TV shows that require using your brain, such as "Jeopardy," and "Wheel of Fortune," these shows will put your brain to work, even if you do not know many of the answers, the fact is you are using your brain for a good cause.

BE INVOLVED WITH OTHERS. . .

The more social you are with other people, the less likely you are to develop memory problems as well as signs of mental decline as you age. Activities such as dancing, card games, golf, or just reading a book, are all activities that will help you enjoy a healthier life. Some people keep to themselves, and are rarely involved with others, during my working years, a newspaper friend who I worked with rarely took a day off, never went anywhere on his vacation, worked all the overtime that was available. After he accepted a buyout, he said he made a big mistake to retire, he even came back to have dinner with us, less than a month after his retirement. Sadly, in less than six months he died. I think we all have to prepare for retirement. Just to stop working and not having any hobbies or involved in any activities can have an adverse effect on your life.

TAKE A WALK

Research studies have proven that keeping yourself involved with physical activity is also beneficial for your brain, as it is for your body. "Exercise helps the brain sprout new connections between neurons," said director Gary Kennedy, director of geriatric psychiatry at a medical center in New York said. "Walking is an ideal exercise, that cost nothing resulting in many benefits. Try walking for 30 minutes every day, the results will show that you will be feeling good plus you will be living a very healthful life.

"A journey of a thousand miles begins with a single step." Take that step today and spend some time walking.

Have a safe and happy summer.

Charles Harrington is a former Massachusetts resident and retiree of the Boston Globe.

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Our group price for an Ocean View Balcony cabin is \$3038.28 for two people and includes port fees and taxes. A \$500 refundable deposit will hold your cabin until final payment. We have 14 cabins available in the group.

Tips, drinks packages and transportation to and from Port Everglades are additional.

If you would like to join us, please email Mindy with your names (as they are on your passport) and birth dates. Let her know if you are celebrating your anniversary, birthday, retirement, etc., and your phone number. If you have any questions regarding the sailing, please text me your questions and I will get back to you as soon as possible.

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

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

Email - Mindykarr777@aol.com

CARING NEIGHBORS' CORNER 2024

Mission: Caring Neighbors is an association of residents working together to encourage neighbor to neighbor caring through education and activities which promote the health, safety and well-being of the Leisureville Community.

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

Caring Neighbors would like to take this opportunity to Thank everyone who make this Program successful.

Thank you for your generous gift of time as a volunteer in the Caring Neighbors program. As indicated in the mission statement, Caring Neighbors is a joint effort on the part of residents to promote the well-being of the Leisureville Community.

Your service in the **Office**, whether receiving calls with a friendly voice and caring attitude, or coordinating a request for assistance, makes neighbor to neighbor contact a reality.

Your service in **Driving** residents to and from a medical appointment with a smile makes this task a little easier for the resident.

Your service in the **Medical Equipment** Room, receiving calls from residents that either needs or wants to donate Medical Equipment has residents knowing there is someone there to help.

Your service in the **Outreach Program** provides comfort and joy to the residents to know someone cares.

Your service in the **Health Programs** provides strength to the residents that participate.

Your service on Caring Neighbors **Board of Directors** provides the means and direction to make all of the above possible to fulfill the Caring Neighbors Mission.

Once again, **"THANK YOU"** for your service to our Community.

IF YOU WOULD LIKE TO VOLUNTEER

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

CARING NEIGHBORS HAPPENINGS

RED CROSS FREE SMOKE DETECTORS AND HOME SAFETY INSPECTION PROGRAM

Caring Neighbors is currently working on rescheduling the homes that were not visited on March 16, (hopefully this summer) we will keep you posted.

The next scheduled Smoke Detectors Program will be in the Fall. Residents can call the Caring Neighbors Office to sign up for the Fall Event. The Fall Event will be advertised once everything is in place.

Yoga, Senior Fitness, Tai Chi, Meditation Programs

PLEASE CHECK THE WEEKLY BLASTS UPDATES FOR OFF SEASON TIMES
Senior Fitness – Instructor – Leslie Craig - Check Weekly Blast for Class updates - Wednesday mornings (except the second Wednesday) 9am to 10am in the R3 Patio area. **THERE WILL BE NO SENIOR FITNESS CLASSES IN JULY**

Tai Chi – Instructor – Joe DiTuro - Check Weekly Blast for next class - No Tai Chi Classes during the Off Season

Traditional Yoga – Instructor – Erica Jansson - Check Weekly Blast for next class - No Traditional Yoga during the Off Season

Meditation – Instructor – Joe DiTuro - Check Weekly Blast for next class - No Meditation Classes during the Off Season

BLOOD DRIVE

The Blood drive took place on May 20, 2024 in the R3 Parking Lot from 8am to 2pm. Blood and Platelet Donors will be published on the Caring Neighbors Window and Bulletin Board across from the restrooms in R3 and in next month's Caring Neighbors Corner.

Sponsor A Senior

Caring Neighbors accepts donations all year but mostly in the FALL, which is the beginning of 'The Season of Giving'.

Caring Neighbors Office Phone number	561-731-3501
President – Barry Price	609-338-7359
Vice President – Ed DiFillipis	908-268-7455
Secretary	561-338-7357
Office Manager	561-338-7357
Treasurer – Lynn Theis	973-216-2939
Medical Equipment – Al Grimshaw	774-991-2919

CAP Community Advisory Panel

Policy for the Palm Beach Leisureville CAP committee

From time to time and in keeping with the intent of the association's Governing Documents, the Board of Directors will recognize and approve volunteer committees whose activities will be of assistance to the Board thereby enhancing and strengthening the community. Our mission is to act as a conduit of the communities wants and needs and offer them to the Board for consideration. Committee members shall remain members-in-good standing throughout their tenure. The committee will consist of 9 Palm Beach Leisureville Owner-Resident, non-board member delegates appointed by the President of the Board of Directors. As per 100.9 Board Policy Common to all committees effective March 9th, 2005 the Board of Directors of Palm Beach Leisureville eliminated term limits from all committees. The members shall consist of a representative from The Recreation committee, the Technology committee, the Landscape committee, The Architectural committee, the Finance committee, the Golf committee, and three members at large. We are an AD HOC committee established by the Board President for a limited duration to address a specific issue/project. CAP may not be convened in an effort to displace or impede the functions of an existing Standing committee. A Board Liaison is appointed by the President to maintain communications between the Board of Directors and CAP. The function of the Liaison is to observe the action of the CAP committee, clarify policies, rules and regulations under which the committee operates, carrying information from the CAP to the Board and carry information or actions from the Board to the committee.

We shall take all ideas from the community at large via E-mail, written requests, and verbal requests. We shall discuss the pros and cons of the requests and vote on whether or not they should be referred to the Board. The Liaison shall bring them to the Board to be discussed at the next BOD workshop. Minutes shall be recorded by the current BOD Assistant-Secretary and presented to the BOD.

Palm Beach Leisureville is a premier retirement community for individuals 55 and over. The rules and regulations under which the community operates have been adopted at the request of the membership. The rules were designed to keep Leisureville a neat, clean, and attractive community of high standards for the comfort, convenience, and accommodation of all residents. As a community where we are all owners, the more we do for ourselves the lower our maintenance fees can be.

I am saddened to have to resign as Chairman and to accept Laureen King's resignation as Secretary. She has done a great job in the last 3 years and I wish to thank her for her efforts that were above and beyond. We will now have Cliff Cole as the moderator and all E-mails will be sent to him and Holly Massman will act as recording secretary and will respond to all e-mailed suggestions. I wish them good luck with this project as I feel this is an important aid to the Board in understanding the communities wants and needs. I thank the committee for their hard work thus far and hope it will continue.

Joseph DiTuro Ex-Chairman CAP

HERBAL CORNER

HEALTHY RECIPES by Joseph DiTuro
GROOVY Smoothie

HEAVY METAL and VIRAL DETOX SMOOTHIE

Taken daily in AM first thing : The Groovy Smoothie

Barley grass juice powder 2 teaspoons

Spirulina (From Hawaii) 2 teaspoons

Cilantro 1 cup

Wild Blueberries (only from Maine) frozen is ok

Atlantic Dulse 2 Tablespoons

4 Pitted dates (best are at Aldi's on Boynton Beach Blvd.)

Mix in a blender with 1 cup of coconut water or water

The groovy smoothie removes mercury and other heavy metals and toxins from all the hard to reach areas of the body including the groves in your brain, joints, and it improve memory and removes virus from the gut.

Barley Grass juice powder : draws out heavy metals from your spleen, intestinal tract, pancreas, and reproductive organs. This also prepares the mercury for complete absorption by the Spirulina.

Spirulina (preferably from Hawaii) : draws out Heavy metals from your brain, CNS, and liver and adsorbs HM extracted by your barley grass juice

Cilantro: goes deep into hard to reach places, extracting metals from yesteryear.

Wild Blueberries (only from Maine) draws HM from your brain and also heals and repairs any gaps that are left when HM's are removed.

Atlantic Dulse : Binds to Mercury, Lead, Aluminum, Cadmium.

Of note cilantro can be substituted with parsley or kale depending on availability or taste. You will see results in a few days. Clear thought improved memory and far less aches and pains

Thank You Joseph DiTuro

LEISUREVILLE CRUISERS

Hello Cruisers, it's been very busy with all the end of season stuff going on!

Our group cruises that we have planned so far for 2024 and 2025 are listed below:

- MSC WORLD EUROPA - 7 nt. Spain, Italy, France - 9/20/24
 - ROYAL CARIBBEAN OASIS - 3 nt. Bahamas/CocoCay - 11/7/24
 - CELEBRITY ASCENT - 7 nt. Bahamas- Aqua Class - 11/17/24
 - CELEBRITY SOLSTICE - 19 nt. Transpacific, Hawaii-Sydney, Australia 10/2/25
 - CELEBRITY ASCENT- 8 nt. Southern Caribbean - 11/13/25
- Fliers for all the groups are hanging up in Clubhouse 3.

The MSC cruise group cabins have been pulled, so if anyone would like to come, it will be at the current rate. The Celebrity Ascent 11/17/24 had 1 cancellation that was filled immediately. If anyone would like to be on the wait list for that cruise, please text me your name and phone number in case of any other cancellations. Cruise deposits, for all our groups, are refundable until final payment is due. The cruise lines have the option to pull the cabins from groups if they need them for regular sale.

Celebrity cruises are posted with prices including Wi-Fi, drinks and refundable deposit.

Prices are also available with non-refundable pricing, and no drinks or Wi-Fi. Celebrity no longer includes gratuities in their all included prices. Our 11/17/24 cruise was planned prior to the change in policy, so that will not be affected.

We will be having a "cruise meeting" for the November 7 and November 17 cruises after final payments are made. At that time, I'll know how many people are actually going, and I will be able to figure out transportation to the port.

If anyone has any questions, please text me. If you would like to book, email Mindy your name (as it is on your passport) and your birth date. She will send you a confirmation to review and you can call her with your credit card to make the deposit.

Have a wonderful summer!

Julia Palmer - Juliap1222@att.net / 561-572-5515

MindyKarr777@aol.com - 954-428-1700

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Leisureville Medicare Agent Alan Huber with wife, Dr. Marcia
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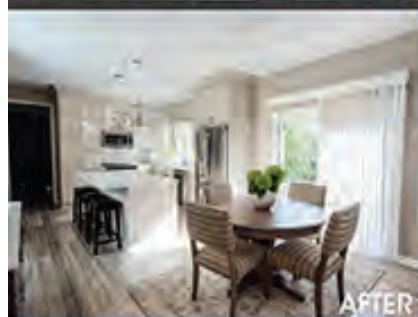
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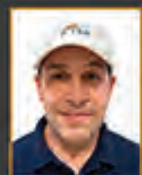
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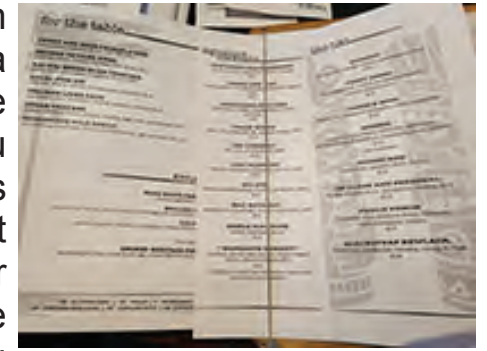
Enjoying the nice weather at Mount Botanical Garden in West Palm and also the plant festival and Origami Exhibit there.



DINING DIVAS

The **Driftwood**, 2005 Federal Hwy, Boynton Beach welcomed us with subdued lighting and cool table inside. It's a small venue with a romantic overtone. They also feature outside dining with gently swaying palms in a garden like setting.

"James" brought an ice-cold carafe of water and explained Happy Hour (from 4 to 6) which afforded us a choice of interesting house wines at 30% off. The menu itself was "cool" in that it was printed on heavy paper (not plastic) and had inserts for different menu items. There is a small appetizer menu as well as 'for the table' choices. We chose four of them.



Dry Rub Wings served in a brown paper bag were enough to satisfy spicy/salty tastes.



Sweet & Sour Cauliflower came next served hot and was delicious! Chicken Liver Pate (our fave) was outstanding: a soft mound of delicious liver that melted on the tongue, served with small, toasted bites that added an interesting crunch. Fried Chicken Oysters, a very unusual choice made with seasoned spätzle mac 'n cheese, chili honey and pickles. Yum.

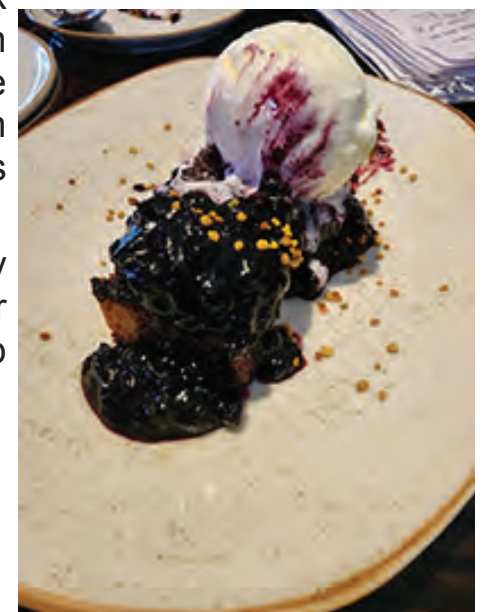


And to top it all off, we were served boiled peanuts in a brown bag! A nice touch to the casual dining atmosphere.



Dessert was unnecessary but we shared the buttermilk ice cream topped with blueberry compote and bee pollen served on warm corn bread. The corn bread was a taste that surprised us.

If you go, go early to enjoy the delightful happy hour offerings – the place fills up pretty quickly.





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OPINIONS

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SAVE THE DATES

Aerobics Classes

- *Mon, Wed, Fri ~ 8:00 AM @ R1
 - *Mon, Wed, Fri ~ 7:45 AM @ R3
- Ola Lee 410-253-7183

Mah Jongg

- *Tuesday ~ 1:00-4:00 PM @ R2
- *Wednesday ~ 1:00-4:00 PM @ R1
- *Wednesday ~ 1:00-4:00 PM @ R1

Pinochle

- *Tuesday ~ 5:45 PM @ R2 &
 - *Thursday ~ 5:45 PM @ R2
- New Players Welcome. \$2 To Play
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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 ~ 5:00-6:00 PM @ R1

Contractor Evaluation Report

Home Owner Name or Property Number: _____

Contractor Name: _____

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.

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1/16 Page

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Landscape Committee

The Landscape committee is finished with annual inspections. We are in the process of working with those homeowners who had areas that needed work done, to be in compliance with the rules. We will be riding the neighborhood and at times walking on various properties to ensure all problem areas have been corrected. This is an on going process. All of our members wear identification badges. We thank you in advance for your cooperation and compliance.

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 the year when many residents are leaving for the season. Please remove all flower pots, decorative flags, and any other items that can become dangerous should we have any storms.

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.

Lastly, We welcome you to join the Landscape committee. We meet the 2nd Tuesday of each month in the Administration conference room at 11:00 AM. 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@mytblca.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.



WEDNESDAY AFTERNOON SUMMER GOLF

9 HOLE SCRAMBLE

Every Wednesday at 4:00
(please be there by 3:45)

Open to All PBL golfers

Please bring your access card

For Information Call:

Sandi Gentile: 561-402-9467

Lynn Kordower: 561-716-9771

Tai Chi Corner

The Song of the 13 Forms

Master T CHOUNG TA-T CHEN taught empty force at the Tai Chi Farm and I was fortunate to participate in the week long seminar and experienced being thrown 30 feet into an upright mattress. Master Chen moved so little so as to appear to not have moved but his Chi moved me 30 feet. His interpretation of the song of 13 forms is clear and helps to understand how Tai Chi Chuan should be practiced to obtain health and vitality. His translation of these 1000 year old words gives clarity and a goal to our practice.

The 13 forms should not be viewed lightly.

The command of forces and your will has it's source at the waist.

Pay attention to Yin and Yang in your stance when shifting your position.

Be conscious of the energy {chi} that flows through your body fluidly.

In the still of quietness (with alertness) draws out movements (response)

Movements (are carried out) without forfeiting quietness and stillness.

Your mystic effectiveness will become evident in your responses to your opponent's moves with the will for perfection in every move that you make.

Eventually accomplishment will be obtained almost effortlessly.

Focus accentuated at the back of the waist all the time.

When Dan Tin is consciously relaxed the CHI with is pure and clear surges.

When Mei Lui, between the genital and the anus is straight and centrally aligned with the body axis then SHEN, alertness and spirit, will be channeled to the top of the head.

Then your whole body is light and swift as you move and your head moves together with your whole body like it is being suspended from the ceiling.

Also the movement of extension and flexion, open and closed will be done with natural ease.

Continuous practice with patience, the proper way can be obtained.

If you ask what is the right way when it comes to application

The answer is the HARNESSED energy CHI is the King and the muscles and bones (every part of the body) are his subjects.

If you want to understand what is the ultimate goal.

It is aimed toward s the directions of a lasting longevity like the season of a never ending spring body and spirit.

Rhythmical and poetic as these 140 Chinese words are every word is truthful as its meaning can be IF YOU FAIL TO OBSERVE WHAT IS SAID ABOVE. There is nothing more you can do than just sighing over the waste of your energy.

Last month the interpretation of the SONG of the 13 postures was by a Yang style Tai Chi Master this is an interpretation by a Chen master. We can see the differences and similarities between the styles. At this time I would like to thank Caring Neighbors for allowing this class to go forward and also all the residents who participated ...you guy's are the cat's meow. I will be taking some time off now and will let everyone know when we are starting up again.

God bless and Love and Light to all.

Joseph DiTuro Tai Chi player

Leisure Leaguers Bowling

Here are the final results of the bowling league.

Female Hi Games: Denise Picard - 201, 192, 169, 167; Mary Wogisch - 182, 171, 168; Ann Brouwer - 189, 181; Donna Ouellette - 177, 168, 182, 175, 166; Nancy Eaves - 168; Pat Stewart - 167, 166, 191; Diane Mederios - 170; MaryAnn Conley - 189; Carolyn Sanislo - 174, 160; Carol Clark - 164;

Female Hi Series: Denise Picard - 554, 466; Mary Wogisch - 466; Ann Brouwer - 485, 460; Donna Ouellette - 479, 464, 494; Liz Pellegrino - 450; Pat Stewart - 462, 506; Diane Mederios - 487; MaryAnn Conley - 477; Carolyn Sanislo - 491;

Male Hi Games: Dave Hanes - 203, 234; Rich Nichols - 215, 214; Duke Foell - 225; Wayne Eaves - 207, 224, 227, 204; Craig Tippins - 202;

Male Hi Series: Glenn Giamatti - 564, 507; Dave Hanes - 562, 551; Rich Nichols - 592, 544; Wayne Taylor - 561, 526; Duke Foell - 577; Wayne Eaves - 624, 596, 529;

Congratulations to the top 3 teams:

First Place - Judy Campbell, Carolyn Sanislo, Trish Maier, Ben Capuzelo; Second Place - Dee Chacon, Rich Horowitz, Bruce Wagner, Denise Picard; Third Place - Liz Pellegrino, Craig Tippins, Jim Peterson, Duke Foell

Very successful season, Many great scores and fun had by all.

Have a wonderful and safe summer. See you in October.

Any interested bowlers to join league please contact Ann Brouwer - 561-742-8181.

GOLF CORNER

Our first order of business is to thank the volunteers, day captains and rangers, and our hard working golf committee for their diligent work opening up and keeping open the golf course and golf shop during these trying times. We as a committee have had to do a difficult thing. Suspending the right to play on our course.

We all must follow the standards of player conduct.

- 1: Acting with integrity –for example, by following the rules, applying, all penalties and being honest in all aspects of play
- 2: Showing consideration to others, and not distracting the play of another.
- 3: Taking good care of the course – for example, by repairing ball marks, replacing divots, smoothing bunkers, and not causing unnecessary damage to the course.

The reason was clear, the use of foul language and not showing consideration of others. Those who witnessed the episode were clear about what happened and there was video tape of the incident. The two residents who were involved have been like oil and water for a long time and it came to a head that day. I believe things got out of hand and do not believe it will happen again.

I have come to find that the Golf Committee is the finest group of residents that I have come to know. They work hard and take all aspects of our community seriously and I am glad to be a member of this group.

In closing I just want to give a special thanks to Ed our Chairman who puts in overtime in his full time job of taking care of our golf course and community at the same time doing work for Rec. and so much other work for us. When you see Ed on campus please thank him he deserves that and so much more.

On A lighter note: Jesus and St Peter were playing golf St Peter tees off and drives 300 yards in the center of the fairway and is quite pleased with the results. Then Jesus tees up and taps the ball with his putter and an eagle swoops down and snatches the ball and flies out toward the pin and drops it 1 inch from the hole and an Egyptian Goose runs up to the ball and taps it in. Saint Peter turns to Jesus and says are you going to play golf or just fool around. No disrespect intended. God bless and good luck with your golf game.

Thank You. Joseph Di Turo Vice Chairman Golf Committee..

IN MEMORIAM

JAMES ILLSLEY PASSES

James Illsley (1925-2024)



James Illsley, 98, beloved father, grandfather, great grandfather, quietly slipped away on April 21, 2024, in the presence of his loving family. He is survived by his wife Mary Lou, and a combined family of 9 children, 19 grandchildren, and 20 great grandchildren and 1 great-great grandchild.

Jim served for 25 years as a police officer in Detroit, Michigan, and for 10 in a similar role in West Palm Beach. He also proudly served his country in the U.S. Navy, receiving an honorable discharge in 1946.

Jim had a passion for nature, for travel and for the great outdoors. His love of baseball kept him busy with the Senior Men’s League for more than 20 years. His crowning moment in golf, which he also loved, came with a hole in one on his 80th birthday.

In his most recent years, Jim could be found sharing evening hours with his family and friends enjoying games of cards and bingo while sipping a sweet glass of wine.

Jim leaves behind a legacy of love, courage, and kindness. He is loved and will be missed by all who were fortunate to know him. Jim will be remembered for the unwavering dedication to his family, his service to his county, and his zest for life.

His final resting place is Queen of Peace cemetery, West Palm Beach.

MICHAEL QUINN PASSES

Michael Robert Quinn, 5/3/1953 – 4/28/2024



Fly-Fisherman, Lifelong fishing partner, Inventor of the Mikey Special and Feared by Striped Bass on the Western End of Long Island Sound.

His passion guided him from Trout Fishing in Chili to Bone Fish in the Bahamas to Snook and Spanish Mackerel on his adopted home waters here in Boynton Beach. He loved to catch fish on Fly.!

Son Of Myrtle R Foley and James E Quinn. Born in White Plains NY and grew up in Mamaroneck. Retired from the Scarsdale NY School System after 32 years of service and moved to Leisureville Condo H before purchasing his house in 2018. Living so close to the Golf Course he learned to Golf left-handed because of a fused right wrist to fill his time between fishing trips. He will be Missed.!

13.14 Animal Control Policy and Pet Guidelines

PBL Association is pet-Friendly and welcomes pets as family members as part of our community. It is important that these pets do not create an unpleasant environment for others. In order to avoid unnecessary disputes and potential rule violations, PBL created guidelines to follow to ensure Pet Harmony in our community. In addition to the Pet Policy and Guidelines, PBL adheres to all State, County and City Ordinances and Requirements.

City of Boynton Beach - City of Boynton Beach Code Ordinance, Chapter 4, Section 4-13

Palm Beach County - Palm Beach County Code of Ordinances and Chapter 828, Florida Statutes

Florida State – Statute 828.29

These Guidelines are available on the Website, Channel 63 and the Weekly Blast and during Orientation.

Responsibility:

1. Owners are totally responsible for their pet’s behavior.
2. Pets must be supervised by the Owner or Caretaker at all times.
3. All Pets must be leashed whenever they are outdoors. Any unleashed pet can present a danger to not only the pet itself, but to other pets and to the residents of the Community.
4. Owners must be able to restrain the pet by using a proper leash that does not allow the pet to travel any more than 8 feet on a resident’s property.
5. Owners must respect and refrain pets from reaching any type of landscape on a resident’s property.
6. Owners are responsible for picking up after their pet and properly dispose of it, preferably in a pet waste disposal not in someone’s garbage can.
7. Pets are not allowed in the following restricted areas: all Club Houses, Golf Shop, Golf Course, Gym, all pools and Laundry Facilities.
8. Alligator sightings are to be reported to Campbell Property Management as soon as possible.
9. Under no circumstances are owners, residents or guests allowed to feed native or visiting wildlife.

Nighttime walks:

1. Owners and their pets should consider wearing reflective accessories during nighttime walks or use flashlights.

Pet Registration:

1. It is the responsibility of owners and residents that their pets are properly licensed and vaccinated as required by law.
2. Registering pets is currently not required at the Palm Beach Leisureville Community Association Office.

Aggressive Pets:

1. Owners with a classified Aggressive/Dangerous pet, are responsible to keep it confined indoors and controlled outdoors.
2. Dogs classified as vicious should not be allowed on the premises
3. Owners should not permit the pet off the premises without a muzzle and securely restrained by a substantial chain or leash not to exceed 6ft in length.

Service Animals:

1. Service animals are not exempt from the Association’s pet requirements. Proof of the service animal’s training or a doctor’s certificate is required and must be on file in the Association’s Office. The pet must wear a Service Animal Vest for identification.
2. Residents with disabilities are still responsible for the actions or behaviors of their service animals.
3. Residents with disabilities should be able to control their service animal and are expected to follow PBL’s Pet Guidelines and will be liable for any damage caused by their service animal.

Pet owners or Occupants who refuse to comply with the HOA pet restrictions will be subjected to sanctions or fines. An official letter or a verbal warning will be issued for first time offenders.

Non-compliance with PBL’s Pet Restrictions that is threatening the safety of the community, can result in pursuing legal action.

Palm Beach Leisureville will not be responsible for any injuries or mishaps caused by the failure to adhere to the Community Guidelines.



COOK'S CORNER

Peggy's Delicious Pudding Shots

Instant pudding - any flavor

1 cup of Vodka - flavored or not

1 cup of milk

Mix

Fold in 1 large Cool Whip

Put it in small containers with lids

Freeze

Enjoy with friends and neighbors!!!!

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



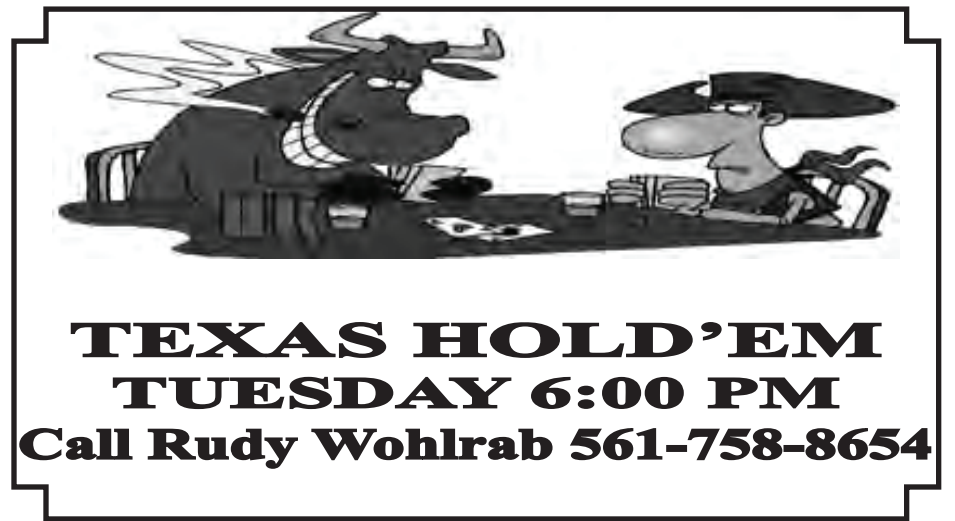
Pictures Wanted

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.

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Palm Beach Leisureville
CLASSIFIEDS

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The cost for a classified ad is \$10.00 for five lines (35 characters per line maximum); each additional line is \$2.00. Payment, together with a copy of your ad, is to be paid by check or money order only. **NO CASH WILL BE ACCEPTED.** Please email us your classified ad at classified@myplca.com or bring your completed ad, together with your check, to the Association office or the newsroom office by the 1st of the month.

AN OCCUPATIONAL LICENSE is required for all classifieds advertising, rental of houses, condos, or apartments. A copy of a current city of Boynton Beach license (City of Boynton Beach ordinance no: 94-15, Appendix A, 6-21-94) must accompany your classified ad request. The licensing period is from October 1 to September 30.

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- 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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www.pbcgov.com/dem



Palm Beach County
Board of County Commissioners

In accordance with the provisions of the ADA, this brochure can be made available in an alternate format. Contact Emergency Management at (561) 712-6400.

Rev. 05/14



Emergency Supply Kit Shopping List

Everyone needs to prepare for emergency situations, but shopping for supplies can be expensive and strenuous. Shopping for items a little at a time before an event, can reduce the stress of recovery by avoiding long lines and empty shelves.

Get a Head Start & Be Prepared!

Food Week 1

- 1 Gallon of water per person per day for at least 5 days, for drinking and sanitation
- Sandwich bread (freeze until needed)
- 3 Boxes of quick energy snacks (i.e. granola bars or raisins)
- 2 Cans of ready-to-eat-soup
- 1 Box of crackers
- Dry cereal
- 4 Cans of fruit
- 5 Cans of meat
- 4 Cans of vegetables
- 1 Jar of jelly or jam
- 1 Large can of juice
- Instant coffee/tea/powdered drinks

Water

Water will be needed for drinking, cooking, and bathing. Store enough bottled water for all members of your family and pets before the storm. Clean water that could be used for bathing & washing dishes is in your water heater.



Storage Week 2

- 2 Boxes of large plastic zip bags
- Plastic wrap
- 2 Rolls of aluminum foil
- Assorted plastic containers with lids
- 3 Boxes heavy-duty garbage bags
- Waterproof portable plastic container with lid

Preserving Food & Important Documents

Electrical power can be off for several days after a storm, so plan for power outages. Also, use waterproof containers to protect important papers.



TO DO LIST Before the Season Starts

- Make a family plan. Who does what and where will your family ride out the storm
- Locate your water meter and electrical shutoff
- Know the disaster plan of your child's school or daycare
- Trim trees and store loose objects
- Install/test your smoke detector
- Use a video camera to tape the contents of your home and store videotape with a friend who lives out of town
- Photocopy important papers and store safely
- Make plans to board your pet if you plan to go to a shelter
- Obtain cash or travelers checks
- Establish an out-of-state contact to call in case of emergency

Keep in a Waterproof Portable Container

- Will, insurance policies, contracts, deeds, stocks, and bonds
- Passports, social security cards, immunization records
- Bank account numbers
- Credit card account numbers and companies
- Inventory of valuable household goods, important telephone numbers
- Family records (birth, marriage, death certificates)



Health & First Aid Week 3

- 1 Bottle of shampoo
- 1 Box sanitary hand wipes/liquid
- 1 Large tube of toothpaste
- Antiseptic
- Deodorant
- Tweezers
- Adhesive bandages, assorted sizes
- Rolls of gauze or bandages
- Hydrogen peroxide
- First Aid book
- First Aid tape
- Petroleum jelly
- Rubbing alcohol

First Aid

During a storm, phone and electrical lines go down. Dangerous weather conditions prevent emergency vehicles from responding to emergency situations. Preparing yourself and your family with CPR and First Aid training can save the life of a loved one.



Cleaning & Supplies Week 4

- 2 Packages of eating utensils, paper cups, paper plates
- Facial tissues (i.e. Kleenex)
- 2 Rolls of paper towels
- 4 Rolls of toilet paper
- Liquid dish soap
- Mosquito repellent
- Matches
- 2 Pairs of latex gloves
- Broom, mop, and bucket
- Unscented liquid bleach

Use What You Have

Stock up on personal care and cleaning items. Check your supplies now to make sure you have these supplies on hand. Don't forget disposable plates, cups and utensils, paper towels, and toilet paper. Insect repellent and sunscreen should be included. If you have an adequate supply on hand, you will not need to purchase them when you go shopping.



Medications Week 5

- Extra supply prescription medication(s)
- Aspirin and/or acetaminophen
- Anti-diarrhea medicine
- Adult vitamins
- Thermometer



Special Needs Shelter

The county Special Needs Shelter only accepts residents with a physical condition requiring medical or nursing care that cannot be provided for in a general population shelter. Individuals must be able to sleep safely on a cot or mat and meet one of the following criteria:

- Need nursing assistance with medications or medical care administration
- Monitoring vital signs or medical conditions or activities of daily living but do not need hospitalization
- Need constant electrical power for medical equipment

Pre-registration is required for individuals needing to use the Special Needs Shelter. To register call: (561) 712-6400

Common Tools Week 6

- Battery operated radio
- Flashlights
- Flashlight batteries
- Assorted safety pins
- Scissors
- Screwdrivers
- Pliers
- Vise grips
- Hammer(s)
- Heavy-work gloves
- Stove fuel/charcoal, lighter fluid
- Camping or utility knife
- 1 Box disposable dust mask
- Plastic safety goggles



Tune In

Local media are your primary source of information during disaster. They work with the Emergency Operation Center to provide up-to-date information that can keep you safe. Be sure to have a battery-operated radio and stock up on plenty of batteries. Stay informed about weather conditions, hazards, closed roads, curfews, and relief center locations.

Heavy Tools Week 7

- Plywood & fasteners to cover windows
- Tarpaulin, canvas for temporary roof repair
- Handsaw and/or chain saw & fuel
- Assorted nails
- Wood screws
- Hatchet
- Crowbar



Safety

Most hurricane related injuries occur after the storm when people are cleaning up debris. Wear proper safety gear, make sure you know how to properly use power tools and machinery and never work alone. It may be best to hire skilled and insured professionals to do some work.

Special Items Week 8

- Special foods for special diets
- Extra hearing aid batteries
- Items for denture care
- Spare eyeglasses or contact lens supplies
- 1 Gallon of water per pet
- Leash or pet carrier
- Pet food
- Baby food
- Diapers
- Baby wipes



What You Need

Only you know what you need. Some families will need special items added to their disaster list. These include baby food and baby care items as well as items for your pet. Make sure you have spare batteries for your hearing aid and a spare pair of eyeglasses. Remember pets are not allowed in general shelters. If you live in an evacuation zone, pets can be pre-registered for the Pet Friendly Shelter by calling (561) 233-1266.

pbcgov.com/publicsafety/animalcare

Smart Supplies Week 9

- Batteries for camping lantern
- Battery powered camping lantern
- Portable camp stove or grill
- Video or disposable camera

Your Property

Before hurricane season, make a complete inventory of your valuables and personal property. Store important documents and valuables in a safe dry place. If you evacuate, take them with you if you can. Take a photo inventory before the storm and then take photos of any damage after the storm and then take photos of any damage after the storm for your insurance adjuster. Be sure that you are properly insured and understand all of the conditions of your policy prior to a disaster. This will save you from unfortunate surprises during recovery.



Helpful Supplies Week 10

- Games/activities for kids/family
- Extra radio batteries
- Local and state road maps
- Gas cans
- Manual can opener

Have Patience

Damage after a hurricane is unpredictable. It can take several days, and in some cases, several weeks to restore power. Crews will begin work as soon as they can to clear roads and restore services. Be patient. Plan for loss of power, phones, water, and cable television. Have activities on hand for your family. Remember that everyone in the community is experiencing the same disaster. **DO NOT HOARD FUEL.** Work together and help your neighbor.



Everyday Safety Week 11

- ABC certified fire extinguisher
- Smoke detector with battery
- Carbon monoxide detector

Everyday Supplies

Disasters can happen without warning. It is a good idea to have disaster supplies on hand year-round. Make sure you always have a working fire extinguisher, smoke detectors, and a carbon monoxide detector. These items save lives and reduce property damage. To reduce risk of fire, **DO NOT USE CANDLES.** Never use a generator or charcoal grill inside your home or inside your garage.



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Deluxe Regis \$341,900
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Panoramic Golf & Lake Views - \$449,000
Unique 3Br/2Ba home with thousands in upgrades. Impact windows thru out plus accordion shutter on entrance door. Open custom kitchen with granite counter tops and backsplash. French door refrigerator with icemaker. Recessed lighting. Formal dining room plus Fis. room. Bamboo wood flooring thru out. Gas stove, gas dryer and tankless gas hot water heater. A/C replaced 2021. Roof Replaced 2006. Electric panel replaced. Oversized screened porch with jacuzzi overlooking lake and golf course. Paid up recreation lease in full. A must see.

Reduced \$457,000



Expanded Waterfront Edgewood
Ideally located on the main canal with expansive views. Exquisite 2Br/2Ba home with full Florida room plus tiled screened porch. Thousands in upgrades including custom kitchen with additional cabinetry and counter space. Both baths remodeled. A/C replaced March 2024. Master bedroom has glass doors opening on to a patio with panoramic water views. Recessed lighting plus crown molding. Roof Replaced 2006. Paid up recreation lease in full. A Must see. Please call to see, you'll be glad you did. One of Leisureville's finest homes.

Sold \$480,000



Boaters Delight - \$489,900
Ideally Located on the main E-4 canal has a dock plus Davits. Exquisite Edgewood 2Br/2Ba with both front and back porches with insulated roofs. Kitchen cabinetry all replaced with updated appliances. Extra cabinetry plus Corian counter tops. Both baths updated. Roof replaced 2015. A/C replaced 2015. All new electrical panel and wiring. Some hurricane windows plus plantation shutters. Home shows like a model. One of Leisureville's finest. Paid up recreation in full. Owner will consider selling furniture separately. Please call to see.

Sold \$305,000



Lovely Regis Model
2Br/2Ba with enclosed porch. Ideally located across from R3 Clubhouse and Pool. Paid up recreation lease in full. Freshly painted. Kitchen cabinetry replaced with new appliances. Tile and Flat roof replaced 2012. Paid up recreation lease in full. Vacant for quick close. A Must see...

Sold \$195,000



Leisure Lake - \$194,900
Great lake front location situated on quiet spot of Leisure Lake. Totally updated with waterproof vinyl plank flooring and neutral carpeting in bedrooms. HURRICANE WINDOWS AND DOORS THROUGHOUT. Kitchen cabinetry all replaced with updated appliances. Both baths updated. Paid up recreation lease in full. Walk to FREE 18 Hole Par 3 Golf course. Close to R1 Clubhouse and Pool. Minutes to shopping, banking and restaurants. MINT CONDITION. A MUST SEE.

Pending Sale



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.

Lovely Fairmont - \$269,900
This 2Br/1Ba has hurricane impact windows and tile throughout on the diagonal. Interior of home freshly painted. Updated bath with newer vanity, commode and walk in shower. Roof replaced 2001 plus Southern Coating for great insulation. A/C replaced 2016, GE electrical panel. Double concrete drive. Enclosed aluminum porch. Paid up recreation lease. Free 18 Hole Par 3 Golf. Minutes to ocean beaches, shopping & 195. Vacant for quick close... Move in condition.

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 \$336,900



Lakefront - \$169,900
Exquisite one bedroom first floor condo with spectacular lake views. Totally updated with luxury vinyl plank flooring, hurricane impact windows and doors, kitchen and bath updated. Raised glass enclosed porch and outside patio. Paid up recreation lease in full. Pet permitted. Walk to free golf, shopping and restaurants. Owner will consider selling furnished. Please call to see.



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Sold \$203,000



Panoramic Lake and Golf Course views
Exquisite 2Br/2Ba villa with raised glass 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