



Orange Peel

CITRUS GLEN NEWSLETTER
OCTOBER 2007

The President's Message

The Executive Estates of Boynton Beach Homeowners' Association, Inc. (Citrus Glen HOA) held the latest Board Meeting on September 25, 2007. Once again, the meeting was poorly attended. The meeting was short since there were not a lot of issues to discuss. Our Property Manager, Scott Straleau, reported on various issues as follows: The Security Company has reported that there are residents that keep the garage door open during the night. In some of those garages are high price properties visible from the road. The Security Company suggests that to avoid becoming victims of robberies, we keep the garage doors closed. In addition, if crooks learn about the practice of keeping the garage doors open, they will be into our development to take advantage of the situation. It was reported that there are very few violations remaining from the last inspection. The A&E committee will perform a review during November of this year. The gate house will be repaired and painted. There was a report that the red Ford Taurus was found and a letter was sent to the unit owner hosting the perpetrator.

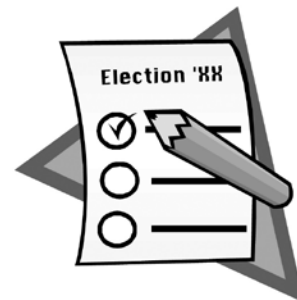
To increase the security of our development, the Board appointed a Chief of Security. Mr. Alan Matews volunteered to be our Chief of Security. Mr. Matews will review the community and will make suggestions to the board to maintain and increase the security of Citrus Glen. The Board asks all residents to please cooperate with Mr. Matews to assist him in performing his new duties. Mr. Matews is an experienced law enforcement officer and his desire to be of service to our community is welcomed and appreciated.

The president reported on various changes to the Florida Statue 720 including mediation and applicability of fee payments to the association. It is suggested that you research Myflorida.com to learn about the changes to be informed. You may contact your attorney for an explanation of the significance of those changes. It seems that

legislators are placing importance to the HOA's and the needs regarding regulations. The changes affect the Documents that rule the Associations. Soon we will be working to amend the documents so they may conform to the changes in the law.

The general mulching of the community is expected to take place during February or March.

Please remember that in January we will have elections of the board. January will be here before we realize it is upon us. We have three members rotating and they need to be replaced or reelected, if they are willing to continue to serve. Please get involved in the election process to protect your interest. It is important to get involved in our Association to make sure that decisions made are in favor of the homeowners of the community.



**We need new Board members
because the present board
has been there for a long time.**

**It is not healthy for the
community or the board
to be serving for so long.**

**As usual, thank you
for your service.**

LADIES CLUB!!!

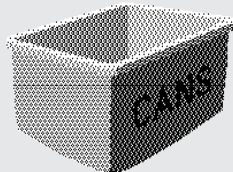
Anyone interested in the "Lady's Club"
(gathering will take place once a month)
please contact Amy Trickett @ 733-6793

Maria Oliva
Social Committee
Citrus Glen

Information Numbers

Information (Boynton Beach City Hall) .742-6000
City of Boynton Beach742-6380
Animal Control742-6203
City Manager
Kurt Bressner742-6010
Police Administrative742-6100
fax:742-6185
Fire Department
Chief William L. Bingham.....742-6331
Boynton Beach City Water375-6300
Boynton Beach Police.....732-8116

Trash Information



Monday regular garbage and bulk
Thursday regular garbage and recycle

Vegetation Residents may put out an unlimited quantity of vegetation in lengths not to exceed four feet (4") in length, and/or four inches (4") in diameter at the curb for pick up on their scheduled bulk trash day

Come Join Our Pool Exercise Class for some fun

Monday - Wednesday - Friday
9:00 am to 10:00 am
Contact Inez 732-1253

FAMILY HALLOWEEN



If anyone is interested in a Family Halloween Party
at the Clubhouse on Sunday October 28, 2007
from 3:00 pm to 5:00 pm
please contact Maria Oliva at 752-3172
or Amy Franco 369-1920.

In order to organize a great Halloween celebration
for our community we need you to
respond immediately!!!!

We thank you for your prompt response.

Further details will be provided when you call.

We also need volunteers for these areas:

Food, decorations, entertainment, promotions and
parade. We can pull off a great time but we need to
get a lot of involvement from all of us to make it
happen. Thank you,
Maria Oliva Social Committee

Boynton Beach Community Redevelopment Agency &
City of Boynton Beach Recreation and Parks Department

Present
**37th Annual
Holiday Parade**

**BOYNTON BEACH
HOLIDAY PARADE**

In Downtown Boynton Beach
Saturday, December 1, 2007
5 p.m.

Federal Highway
SE 12th Avenue to Ocean Avenue

We Make Life Fun!
Boynton Beach Recreation and Parks Department

BOYNTON BEACH CRA
East Side - West Side - Seaside Renaissance



TRICK OR TREAT!!

By Meg Golden

It's that time of year for all
little goblins and witches to appear!

Our neighborhood, so safe and sound
will be their chosen Haunting ground.

“Trick or Treat” will be their cry
October 31st evening, so look to the sky.
The haunt will begin at 5:00 pm,
just dare the weather to keep us in!

This neighborhood is our place to grow
and we want to share our spirit
with all our friends and neighbors in it.

For those that wish for us to pass you by
we understand and won't even try.

Either tie a ribbon on you mailbox that night,
or leave on your front porch light,
to see all the little goblins squeal with delight.



HAPPY HALLOWEEN!!

Homeowners associations must address cash reserves

Question: It is my understanding that recent legislative amendments passed during the 2007 legislative session now mandate that homeowners associations maintain reserves. Is that correct? — **C.S., West Palm Beach**



Gary Poliakoff
Condo Consultant

Answer: Perhaps the most important lesson learned from the rash of the hurricanes of 2004 and 2005, was the small number of associations maintaining reserves for mitigation of damages in the aftermath of a storm, making repairs for uninsured damages, maintenance and capital improvements.

While, for years, the Condominium Act has mandated statutory reserves for re-roofing, repaving, repainting, and building components for which the cost of repair will exceed \$10,000, homeowner associations have been left on their own. Recent amend-

ments (effective July 1, 2007) to the Homeowners Association Act has changed this. For those communities where the developer established reserves in the initial operating budget, and/or for those communities where the members vote to establish reserves, reserves must be funded unless the members vote to waive the reserves.

In addition, for homeowner associations, which do not fund reserves, their financial reports must state in conspicuous type that the budget does not provide for reserves.

Q: What is the process

which a homeowners association must follow in order to enforce its covenants, conditions and restrictions? — **M.Q., West Palm Beach**

A: Previously, if a homeowner's association wished to enforce its covenants, conditions and restrictions, prior to filing a lawsuit, the association had to submit the matter for mediation by filing a petition for mediation with Florida's Division of Florida Land Sales, Condominiums and Mobile Homes.

Effective, July 1, 2007, the Homeowners Association Act has been amended to remove the burdensome requirements of the petition for mediation process. Instead of having to file a petition, an aggrieved party must now serve upon the responding party a written offer to participate in present mediation.

The form of the written offer to mediate must be what is prescribed in the Homeowners Association Act and must be adhered to strictly. The written offer must be sent by certified mail, inform the responding party of the disputes and offer present mediation as an avenue to resolve the dispute.

The aggrieved party suggests the use of one of five certified mediators to mediate the dispute. If the responding party agrees to attend mediation with one of the five suggested mediators, the mediation must be scheduled within 90 days, unless extended by mutual agreement.

If agreed upon, the cost of mediation is split 50/50 between the parties. If the aggrieved party fails to respond to the request to mediate within 20 days, fails to agree to one of the suggested five mediators, or fails to pre-pay one-half of the cost of media-

tion, the aggrieved party can proceed with litigation.

One additional critical element of the new law, if a person refuses to participate in mediation, they may not recover attorney's fees and costs in subsequent litigation.

Q: I have a condo unit in a fairly new building. The board of directors requested that all renters use the same rental agreement that they are amassing.

With a lawyer's help, they came up with a 14-page agreement. They have shortened it to six pages. For the last seven years, I have used the same rental agreement at another condo. This condo says I can't use it any longer. Do they have the right to dictate what rental agreement I am to use?

Also, they say I must include my tax ID which I have with the county and state, as they are liable, if I don't pay my 6 percent and 6½ percent taxes. Is that correct? — **B.C.A., Daytona Beach**

A: Associations can mandate rental agreements be uniform. I generally recommend associations prepare an "addendum" to rental agreements containing the provisions necessary to protect the association's interest.

While Florida does impose a transient rental tax, it is the obligation of the landlord, not the association, to collect it.

Gary Poliakoff is a founding principal of Becker & Poliakoff, P.A. He is an adjunct professor at the Shepard Broad School of Law of Nova Southeastern University and is past chairman of the Florida Condominium Advisory Board. Write to him c/o The Palm Beach Post, P.O. Box 24700, West Palm Beach, FL 33416-4700.

THE NEXT REGULAR MEETING

OF THE BOARD
ON OCT 30, 2007

Please show your community your support attend

We need Short Stories, stories of interest

Should you want to make a contribution to the newsletter or would like to have some news made known, please feel free to contact Bonnie Valentino at

Bonnievalentino@yahoo.com or 733-9302.



PROPERTY MANAGEMENT COMPANY MAILING ADDRESS

Gulfstream Services Management, Inc.
P.O. Box 24-4225, Boynton Beach, FL 33424-4225
Tel # 561 733 5550 Managers: Scott Straleau.

E-mail: scott@citrusglen.org

You may continue to use the website facility and it will forward to Scott and to Bob

Hours at Citrus Glen

Tuesday and Thursday 9:00 to 11:00 A.M.

Please give your guests a card to get in the gate it is only \$10.00 and will save the gate from breaking permanently for the other homeowners.