A Message from the President. ...

Steve Carl

Our Annual Meeting of the Members of the Executive Estates of Boynton Beach Homeowners Association was held Tuesday, January 29, 2019. Approximately 50 residents were in attendance and, along with the mail-in proxies, the required quorum was met with 80 votes cast. The incumbent directors were voted in for another 2-year term by the community, and the Board then voted that they retain their current positions. On Thursday, January 31, Jill Connolly resigned from the Board. We all want to thank Jill for her four years of service. Ed Ostrowski, a candidate for the 2019 Board of Directors, has agreed to serve on the Board. He will be officially appointed at our next HOA Meeting on February 26, 2019.

Our thanks to Arlene Aslanian who has volunteered to serve on the A&E Committee. Arlene will be officially appointed at our next HOA meeting scheduled for February 26 at 7:30pm at the Club House.

Replacement mailboxes for the community were approved by the Board of Directors at the November 27, 2018 HOA meeting. For a refresher on the details of this vote, please go to www.CitrusGlen.org for the December 2018 issue of the Orange Peel. You can also see the new mailbox installed at the Club House. This has been a 5-year project that we are pleased to finally see coming to fruition.

Residents who attended the Members Meeting were handed a proxy, and the rest of the community will be mailed a proxy for two more items regarding the replacement mailbox. An attachment to the proxy states that: THE BOARD WILL CONSIDER A SPECIAL ASSESSMENT OF APPROXIMATELY $300 PER UNIT FOR THE REPLACEMENT OF MAILBOXES WITH BALANCE TO BE PAID IN FULL NOT LATER THAN AUGUST 1, 2019.

The first proxy item under PROPOSED AMENDMENTS reads: i) to authorize replacement of mailboxes by Association if special assessment is approved by members. An approval by a quorum of the community for this item will allow the Board to purchase and install all the replacement mailboxes at once for the community at the negotiated $300 cost per unit, with extended payment terms to August 1 for residents. If this is not approved, the HOA will not be authorized to complete the task, and each homeowner will be required to individually purchase and install the replacement mailbox for their own homes by the January 2020 Yearly Inspection.

The 2nd proxy item reads: ii) remove color requirement for mailboxes. This will remove the Haze Grey paint requirement for mailboxes in our current documents. The replacement mailboxes are bronze.
Please mail the proxies as soon as possible to Gulfstream Services Management, Inc. P.O. Box 24-4225, Boynton Beach 33424-4225 or drop them off at the HOA Club House Office.

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Our overnight parking patrol has reported vehicles parked repeatedly in our overflow lot without current permits. Please remember that your docs allow for the towing of these vehicles.

12.6 Parking and Speed Limits.

(B) Overnight parking in the overflow and pool parking lots is prohibited unless the vehicle has a temporary permit provided by the Association. Such permits may be issued for no longer than fifteen (15) days. Violators may be towed away without warning.

Vehicles arriving late at the community and unable to obtain a temporary permit, may park at the overflow parking Lot, across the street from the clubhouse, providing a sign to that effect is placed on the windshield and the Owner obtains the temporary permit the next day from the Association. The sign must be readable from the outside. The sign must indicate the following:

- Emergency parking
- Came late
- Will get permit tomorrow
- Lot number ________

The Lot number is the Lot number of the Owner or resident of the Unit related to the vehicle. Such permit is only valid for one time overnight and may not be renewed. Violators may be towed away without warning.

City of Boynton Beach requirements and restrictions for garbage pickup are detailed in their Boynton Beach Garbage Flyer which you can find under our Document Library at www.CitrusGlen.org. Additionally, according to your Citrus Glen Bylaws:

12.5 Trash.
Rubbish, trash, garbage or other waste material shall be placed in proper containers and shall be kept within an enclosed or screened area so that it cannot be viewed from the street. Trash and recycling may be placed at the curb no sooner than 6:00 pm the night before the scheduled pick-up and they must be retrieved by 10:00 pm on the day of the pick-up.

Household items and brush can be placed out for Monday morning pickup along with trash. If you have a private landscaper, they must take all clippings away with them unless it can be kept out of view behind your privacy fence until 6pm Sunday. Recyclables and trash are picked up Thursday mornings.

If you have put out your garbage pails and/or bulk trash after the trucks have made their rounds in our community, you must bring it back inside or out of sight in your yard until the next pickup day. Any garbage remaining curbside after pickup will be removed at the homeowner’s expense. The town also may fine the homeowner for this violation.
Please abstain from putting garbage or dog droppings into your neighbors' garbage pails without their permission.

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Regarding replacement of garage doors: Garage doors with or without windows are acceptable.

11.8 Architectural Control Guidelines.
(S) GARAGE DOORS. Any changes to garage doors must be approved by the Board of Directors.

Last Summer a private landscaper suffered serious injury when his tractor rolled over into one of our lakes. Aside from CFL, our HOA landscaper, no other landscaper is authorized to ride on our common areas around the lake nor on our sidewalks while moving between properties they maintain. For safety reasons, we have signs posted that walking and fishing are not allowed around the lakes between dusk and dawn, and we also strongly discourage residents from riding bikes or pushing strollers around our lakes.

A reminder that the Next Door website is not a legitimate forum for board- or committee-directed comments and concerns that residents would like reviewed. This site is not monitored by the Citrus Glen Board of Directors. If you have a concern or question and need to reach out to us, please use the email contact form on our www.CitrusGlen.org website, or stop by the Club House Tuesdays and Thursdays from 9am to 11am.

We can give you the correct answer.

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Citrus Glen Real Estate Activity
MLS Status as of January 30, 2019

3 Properties for Sale in our Community:
List Price reduced to $299,900 - 3Br/2Bath
List Price reduced to $325,800 - 3Br/2Bath/Pool
New Listing $325,000 - 4Br/2Bath

1 Property in Contract:
Bank Owned List Price $271,100 - 3Br/2Bath

5 Homes Sold in the Past 6 Months Through MLS:
Sold August 30 for $329,000 - 3Br/3Bath/Pool (original list $345,000)
Sold October 10 for $320,000 - 3 Br/2 Bath (original list $375,000)
Sold November 9 for $337,000 - 3 Br/2 Bath (original list $339,788)
Sold November 14 for $305,000 - 3Br/3Bath/Pool (original list $335,000)
Sold December 6 for $329,000 - 3Br/2Bath (original list $329,900)

Judy Angelovich, Broker
Summer's Dream Real Estate llc
(954) 789-9099
Board of Directors:
Steve Carl - President
Chris Aromandi – Secretary
Jim Massey – Treasurer
George Kamel - Director
Ed Ostrowski  - 2/26/19

A&E Committee:
Arlene Aslanian – 2/26/19
Joe Eichenlaub
Jill Lemire
Paulette Martin
Susan Tobin

Interview Committee:
Inez Guglielmo – Chair

Property Manager:
Scott Straleau, L.C.A.M.
(561) 733-5550

To our Board and Committee Members, our Property Manager, and also our Residents who proudly maintain the beauty and value of their homes and therefore, our Community,
~ A Heartfelt Thank You for All You Do ~

Web Site:  www.CitrusGlen.org