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# STRUCTURAL SAFETY SEMINAR

TUES, NOVEMBER 16, 2021 AT 3PM

## TOPIC

**BUILDING STRUCTURE SAFETY IN PALM BEACH**

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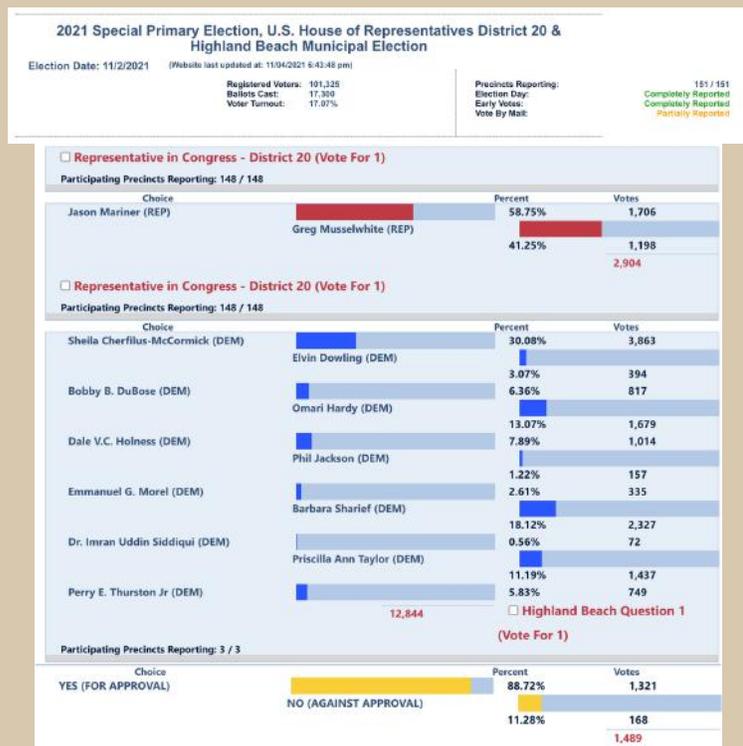
## COVID-19 WEEKLY UPDATE – FRIDAY, NOVEMBER 5, 2021

• Today's weekly report from the Florida Department of Health indicated a positivity rate of 2.6% for the State and 2.9% for Palm Beach County over the last 7 days. The prior week's positivity rate was 3.0% for both the State and Palm Beach County.

• The cumulative number of Covid-19 cases in the State of Florida is now 3,657,775 (+11,069 from a week ago) and in Palm Beach County it is 225,725 (+793 from a week ago). The cumulative number of people in the State of Florida that have at least one vaccine dose is now 13,997,374 and in Palm Beach County it is 985,012. As of yesterday, 58.6% of the US population has been fully vaccinated and 67.5% are partially vaccinated.

• The Palm Beach Fire-Rescue Department is in the process of administering booster shots of the Moderna vaccine for residents who previously received their vaccinations from the Town.

## November 2, 2021 Election Updates



## Don't Forget To Budget Your Reserves

As budgeting season approaches, community associations must once again grapple with the continuing issues of reserves. Under ordinary circumstances, reserve funding increases the amount owners need to contribute to the association every month, since reserves are required above and beyond the association's operating expenses. In light of the recent economic changes, reserves may be something some associations view as a luxury and possibly dispensable in order to reduce the load on their owners. They are not, however.

Florida community association law requires condominiums and homeowners associations to establish and collect reserves as part of their annual budgets. This means that an association must create a separate budget that will ensure it collects enough money every year so that when the estimated useful life of the component is expired, the association will have saved the amount necessary to replace the component without the need for a special assessment. Condominium associations are required by law to collect reserve amounts for roof, building painting, and pavement resurfacing, regardless of the amount of the replacement costs of these, and for any item for which replacement or deferred maintenance will exceed \$10,000.

Of course, even the best laid plans can go awry, and associations may find themselves in situations where they need money immediately for some unexpected reason. If the association has healthy reserve accounts, the average owner may believe the board can simply use the money in those accounts to solve the problem instead of levying a special assessment or borrowing the money. However, the statutes state that in order to use reserve monies for any reason other than that for which they were reserved, the owners must vote to approve the move. The condominium statutes even require that the voting documents for such alternative use have special language warning owners of the risk that may arise in using reserve funds for other purposes. Similarly, while the associations must include full funding of statutory reserve accounts in each year's budget, the statutes allow the owners to vote to waive full funding of reserves. The warning language must still be in place in condominium voting documents, but this allows associations to give their owners the option to pay a little less into the reserve accounts or skip reserve funding altogether in any given year.

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**Jayme Gelfand, SVP / Relationship Market Manager**

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Continued...

In terms of how much money to put into reserves, professionals must usually be engaged to assist in the analysis and valuation of the components' deferred maintenance and/or replacement costs and their estimated remaining useful life. The statutes state, "The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance."

The bottom line is, don't forget about reserves. Reserve funding should be part of the budgeting process. Though the law allows flexibility on how, whether, and how much to fund reserve accounts, associations should not leave these decisions to the last minute because reports, calculations, potential owner votes, and time-sensitive coordination of these will ultimately be needed in order to fund them properly.

FLCAJ Magazine  
Lilliana Sabogal  
August 2020

# Palm Beach Par 3 Head Golf Pro Named Town's Employee of the Year

by: Jodie Wagner Palm Beach Daily News

A longtime golf professional was honored by the town Monday as its Employee of the Year.

Tony Chateauvert, PGA Head Professional and manager of the Palm Beach Par 3 Golf Course on South Ocean Boulevard, received the award during a Palm Beach Chamber of Commerce breakfast at The Breakers.

He is the 44th town employee to earn Employee of the Year honors since recognition began in 1978.

The award honors employees who demonstrate a commitment to the town's organizational values.

Student scholarships: Palm Beach nonprofits hand out \$70K in scholarship awards to children of town employees

Award winners receive a plaque and a \$3,500 check donated by the Palm Beach Civic Association and Citizens' Association of Palm Beach.

"We're here to recognize one very special person," Mayor Danielle Moore said of Chateauvert. "From the day he arrived in the town 10 years ago, he raised the bar in the department in which he worked. His career has spanned several decades, and it has taken his family around the country honing his craft. We truly are beneficiaries of his journey."

Chateauvert, who attended Monday's breakfast with his two children, Henry and Sophie, has enjoyed a long career in the golf industry.

He has been a PGA Member since 1983, and he started his career as a golf professional at clubs in the metropolitan New York area, including Garden City Golf Club, Garden City Country Club and Quaker Ridge Golf Club.

He served as head professional at Bedford Golf & Tennis Club in Bedford, New York, before arriving at Palm Beach Par 3 in 2011.

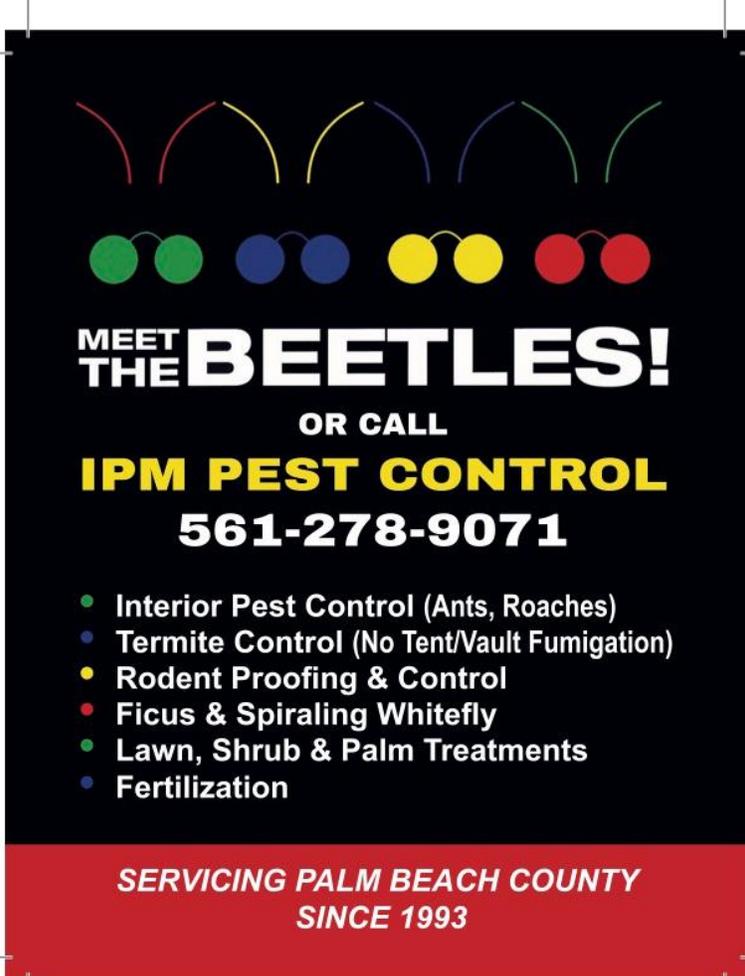
During his tenure in Palm Beach, Chateauvert has helped transform the course into a leading golf destination, Moore said. The course, which is home to a honeybee colony that produces honey for sale in the pro shop, has twice been named by Golf Digest as "The Best Par 3 in the U.S.," and it also has been listed among Golf Range Magazine's Top 25 Short Courses in America.

During the past year, the course hosted 50,000 rounds of golf and brought in \$3.6 million in revenue, Moore said.

"Tony's arena is what I would consider an uncut diamond in the rough here in town," she said. "His mission is to provide the best-in-class experience for all, with 'fast, friendly and fun' as his motto."

During remarks Monday, Chateauvert thanked town officials and Palm Beach Par 3 staff for helping to contribute to the success of the course.

"The Town Council over the years has given us everything we've needed to be the best," he said. "We can't be the best golf course in the world, but we can be your favorite golf course. The staff makes it great, and the support of the Town Council makes it great, and the support of the residents makes it great. I'm just blessed to be there. Thanks to my wonderful kids and my darling wife of 35 years."



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## MOSQUITO KILLERS INVADE SOUTH FLORIDA

They can be seen by the millions hovering over lawns and shrubs like news helicopters over a freeway pileup. The good news is they're hungry. The better news is they eat mosquitoes.

It's dragonfly season — and this year, they're out in force.

"When you have a lot of dragonflies, it means you have a lot of freshly hatched mosquitoes," said Marshall Jones, co-owner of Mack's Fish Camp, out in the Everglades.

"Friends and family who come out here on a regular basis have commented that this year it seems like there are more," he said.

"This year has been exceptional, probably twice as much as normal."

Entomologist Gary Goode, of Palm Beach County Mosquito Control stated that the recent explosion in dragonflies is not necessarily due to an increase in mosquitoes, "Our heavy rains have produced a bumper crop of everything."

If anything, there's a wider distribution of them because of all the standing water, he said. There's so much surface water around, and they tend to be aware and protective of their own little puddle.

"They distribute themselves and guard their little space. You will see more of the small- to medium-sized dragonflies because they have smaller territories," he explained.

The dragonfly seen in the suburbs these days is the Eastern Amberwing, *Perithemis tenera*, of the order *Ordanta*, Family *Libullidae*.

Joe Cavaretta

*Sun Sentinel*

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## Legislative Update

The Florida Legislature made Covid-19 civil liability protections for businesses, healthcare providers, non-profits, and other organizations a major priority for the 2021 session, and on March 29th it became the year's first bill signed into law by Gov. Ron DeSantis.

With the enactment of Senate Bill 72, creating Section 768.38, Florida Statutes, businesses are now afforded protection from civil liability claims stemming from the Covid-19 virus as long as the business made a good faith effort to substantially comply with government-issued health standards or guidance at the time the cause of action would have accrued.

Individuals seeking to file claims for coronavirus-related injuries or death against covered entities will need to provide an affidavit from a medical professional asserting that they contracted the virus at the corresponding property. The claims must also demonstrate "clear and convincing evidence" of "gross negligence" in order to establish its validity. In order to prevail, plaintiffs will also be required to demonstrate in court that a defendant did not make a good faith effort to comply with public health guidelines.

The law also sets a one-year statute of limitations for the filing of lawsuits from either the date of death, hospitalization or the Covid-19 diagnosis involved in the claim, whichever is latest.

The new law applies to claims that accrued before the enactment of the law and within one year following the Governor's March 29 signing, but it does not apply to lawsuits that have already been filed.



## 1909 Boosts Economic Growth in Palm Beach County

1909 is a nonprofit organization located in West Palm Beach that is making waves in the economic development of Palm Beach County – and people are starting to notice. The combine offers its members access to workspace, accelerator programs, and mentorships that help local startups and businesses introduce innovative technologies, products and services to the area. And the result is invigorating the local economy. 1909 is making South Florida a destination for established and aspiring entrepreneurs and creating jobs for the best and brightest talent who are looking for appealing career paths.



“Our community offers a nurturing space for creators to collaborate and support each other,” said Shana Ostrovitz, Executive Director of 1909. “Our actual staff is small so we can contract freelancing members to join forces on all of our various projects. It really is a place for creators, by creators, which is why it’s so special.” 1909 was formed in 2018 to build the kind of space and community that the founders—along with fellow Palm Beach County creators and innovators—sought for themselves. The 1909 manifesto speaks to the culture that is at the heart of everything they do.

WE ARE A COLLECTIVE OF CREATORS WHO BELIEVE THAT IF WE WORK TOGETHER OUR IDEAS, PROJECTS, AND INNOVATIONS WILL BETTER OUR COMMUNITY. WE ARE UNAPOLOGETICALLY EXPERIMENTING. WE ARE A PLACE FOR THE PROCESS, THE MESS, THE IMPERFECTION. WE ARE A PLACE FOR THE UNKNOWN TO BECOME KNOWN. WE ARE 1909. Since opening its doors, 1909 has welcomed talented people who have helped lead the organization forward and adapt where needed. Their business accelerator programs have served over 100 diverse entrepreneurs, technologists, creatives, and small business owners who have since attracted over 2 million customers, earned millions in revenue and raised over 3 million in capital.

For more information about 1909, go to <https://weare1909.org/>.



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# Medicare Options

**TIME TO CHOOSE!**

**DECEMBER 7TH IS THE CLOSING DATE FOR MEDICARE CHOICES!**

1. Check your timing. "Timing is one of most important decisions a person can make," says Diane Omdahl, co-founder and president of 65 Incorporated. Many people need to enroll during the Initial Enrollment Period, which is the seven months surrounding one's 65th birthday – including the three months before your birthday month and the three months after. Patients may be responsible for late penalties and lapses in coverage if they don't qualify for a Special Enrollment Period, which allows you to enroll outside your 65th birthday window or during annual open enrollment, for unplanned events like losing a job and associated health insurance coverage.

2. Learn about your options. There are two types of Medicare plans: Original Medicare and Medicare Advantage. According to Medicare.gov, Original Medicare is a government-provided, fee-for-service plan that is made up of two parts: Part A is hospital insurance and Part B is medical insurance. After you pay a deductible, Medicare pays its share of the approved amount, and you pay your share through coinsurance and/or deductibles. Prescription drug coverage requires signing up for Medicare Part D, with an additional premium. There are also supplemental policies, known as Medigap policies, which can cover certain benefits not covered by parts A and B, such as vision and dental care.

Medicare Advantage is a plan offered by a private insurance company that contracts with Medicare. These plans include Part A and Part B coverage, and may be set up as an HMO, PPO, fee-for-service or other type of plan. They typically include prescription drug coverage and may offer vision, dental and other services.

3. Look closely at prescription drug coverage. Studies find that too many Medicare eligibles fail to choose the least expensive drug plan and overpay by hundreds of dollars a year. When researching plans, keep all your current medications handy. "I find that when people call us, they often don't have their medication names, dosages or frequencies," says Tatiana Fassieux, a consultant with California Health Advocates, a Medicare advocacy organization. And every year, plans change what drugs fall into which payment tiers and which pharmacies they work with to offer the best prices. Check your plan's formulary carefully each year to see what may have changed. Medicare.gov also has excellent price comparison tools.

"Don't be complacent," Fassieux says. "If a person doesn't proactively review prescription drug coverage, in the end it can cost them hundreds if not thousands of dollars."

4. Pick your plan. "If you are new to Medicare, your first decision is a simple fork in the road," says Andrew Shea, vice president of Medicare products at eHealth.com. "Do you want Original Medicare or an Advantage plan? They are very different plans. Each has pros and cons."

Of course, monthly premium is one important factor when choosing a plan. But there is much more to it than that, according to 65 Incorporated:

- Other costs: What are the out-of-pocket costs, like copays and deductibles?
- Coverage: Is there coverage for all your physicians, medications and required services?
- Quality: How does Medicare rate the plan, in terms of customer service, fairness of appeals and other important factors?

The best way to wade through these differences is to work with a Medicare expert. "Our strong belief is you need to work with someone who understands senior insurance really well and can help you weigh the pros and cons," Shea says. "You don't want a jack of all trades who sells you home and auto insurance and, oh by the way, also has medical insurance if you want it."

5. Enroll. If you are new to Medicare, you first need to enroll by:

- Going to <https://www.ssa.gov/benefits/medicare/>.
- Calling Social Security at 1 (800) 772-1213 (TTY 1-800-325-0778) 24/7.
- Visiting a local Social Security office.
- 

Next, decide who you want to work with to choose your plan – an insurance agent or broker, or the insurance company directly. The premiums are set by Medicare or the insurance company if you select a Medicare Advantage or Medigap plan. Medicare premiums do not change regardless of who you work with, but the other plans vary among companies based on the state they are licensed to do business in.



by: Captain Will Rothrock

Community Survey – The Police Department is going to be conducting a community survey near December 1st in order to gauge its performance and perceptions with our residents and business owners. This survey will help us with our resource allocations and allow us to refocus our efforts in collaboration with the community. Any assistance in encouraging your members and neighbors to participate in the survey is appreciated.

Coastal Radar – The Police Department has recently partnered with the Palm Beach County Sheriff's Office and the Department of Homeland Security in a program designed to intercept undocumented migration and drug smuggling vessels approaching our shoreline. Our Communications staff monitor coastal radar for suspicious vessels and make notifications to marine law enforcement and our officers so that we can prevent their landings or intercept them quickly if they do land.

Business & Community Relations (BCR) – Our Department has recently expanded our BCR unit from 1 officer to 4 officers with 7 day a week coverage. These officers are tasked with patrol primarily via bicycle, ATV, and foot with an emphasis on making high visibility community interactions. They focus on our business, religious, and educational institutions, but also provide regular patrol and assistance on the bicycle path in the South end of Town.



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Continued...

sUAS (Drone) Program – We are continuing the expansion of our small Unmanned Aerial System, or drone, program. Changes and legislation and new equipment are allowing us to evaluate incidents and traffic issues from the air. A new drone acquisition is providing state of the art thermal imaging to locate missing persons and suspects in the dark | more quickly than ever.

Virtra Training Simulator – Due to a generous donation from the Palm Beach Police & Fire Foundation, we have been utilizing a Virtra 300 virtual training simulator. This technologically advanced simulator consists of a large stage with almost 360 degrees of screens surrounding it. There are over 300 scenarios with different dialogue trees which allow our officers to train in de-escalation, active shooter response, and interactions with persons in crisis or mental illness. We have also been sharing this training with other nearby law enforcement agencies.



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## TOWN COUNCIL POISED TO ELIMINATE SATURDAY CONSTRUCTION HOURS DURING PEAK SEASON

If approved, new construction regulations would take effect Jan. 31.  
*Jodie Wagner Palm Beach Daily News*

After delaying its decision for a month over concerns about properties in the town's South End, the Town Council is moving forward with plans to modify indoor construction hours on the island. At their meeting Tuesday, November 9th, council members directed town staff to finalize language in a proposed ordinance that eliminates Saturday indoor construction hours during the winter peak season, among other changes.

The ordinance, which will include exemptions for some properties on the island, was presented at their Wednesday, November 10th meeting for first reading. Second reading will be scheduled for the December council meeting town officials said.

All multi-family properties south of Sloan's Curve with a governing board that approves construction work — with the exception of those located on Ibis Isle — will be exempted from the new construction work restrictions.

If approved, the new restrictions will become effective Jan. 31.

Citizens' Association Co-Directors presented a statement from our Board of Directors supporting the resolution.

To read the letter read before the Town Council and their resolution click [HERE](#)

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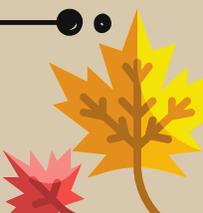
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## WOODS HOLE

# Report

<https://www.townofpalmbeach.com/133/coastal-protection>



Remembering

GERALD "JERRY" FRANK

GERALD "JERRY" ALFRED FRANK DIED PEACEFULLY AT HOME ON OCTOBER 27, 2021 AT THE AGE OF 91.

JERRY SERVED IN THE UNITED STATES AIR FORCE. JERRY WAS PRESIDENT OF HARDWARE SUPPLY COMPANY, A DISTRIBUTION COMPANY THAT HE COFOUNDED. AFTER RETIRING JERRY SPENT HIS DAYS IN HIS TWO FAVORITE PLACES, STONE HARBOR, NEW JERSEY AND PALM BEACH, FLORIDA. JERRY BECAME ACTIVE IN THE TOWN OF PALM BEACH. HE WAS FORMER PRESIDENT OF THE CITIZENS ASSOCIATION OF PALM BEACH. HE SERVED 6 YEARS ON THE TOWN'S SHORE PROTECTION BOARD. HE SERVED ON THE EXECUTIVE COMMITTEE OF THE TOWN CIVIC ASSOCIATION AND WAS ALSO SECRETARY/TREASURER OF THE PALM BEACH POLICE AND FIRE FOUNDATION. JERRY IS SURVIVED BY HIS WIFE JUNE (COBB) FRANK, CHILDREN JILL (FRANK) SORENSON, JEFFREY FRANK, JAN (FRANK) ARELLANO, JUNE'S DAUGHTER LINDA STEWART MININNO, 5 GRANDCHILDREN, ONE PREDECEASED GRANDSON AND ONE GREAT GRANDCHILD.



ADDITIONAL COMMENTS FROM:

ALFRED "SKIP" ALDRIDGE, DAN McDONNELL, ROBERTA MAMBRINO, AND DONALD SINGER

JERRY FRANK WAS COMPLETELY COMMITTED TO SERVING THE TOWN OF PALM BEACH. WHEREVER HE SERVED; ON THE POLICE AND FIRE FOUNDATION, THE PALM BEACH CIVIC ASSOCIATION, THE SHORE BOARD AND THE CITIZENS' ASSOCIATION, HE GAVE IT 100%. WE WAS AN EXCELLENT CONTRIBUTOR IN ALL HE DID AND A WONDERFUL FRIEND.

JERRY WAS A FRIENDLY AND OUT-GOING INDIVIDUAL WHO WAS ALWAYS "THERE." WHETHER HE WAS TALKING WITH A GROUP, TALKING WITH A REPORTER, AND/OR AN INDIVIDUAL, HE WAS ALWAYS COURTEOUS AND WELL-INFORMED. YOU ALWAYS LEARNED SOMETHING THAT YOU HADN'T KNOWN BEFORE.

YES, JERRY WAS CHAIR OF THE CITIZENS BOARD AND WAS PART OF THE VANGUARD THAT LIVED SOUTH OF SLOANS CURVE AND MADE THAT AREA KNOWN. HE BECAME A NAME THAT WAS KNOWN THROUGHOUT THE TOWN AND WAS WELL RESPECTED. HE JOINED MANY ORGANIZATIONS AND WAS NOT AFRAID TO KEEP THE SOUTH END'S CONCERNS IN EVERYONE'S AWARENESS.

HE WORKED HARD FOR CANDIDATES AT ALL ELECTIONS AND HIS EFFORTS BENEFITTED EVERYONE, ESPECIALLY THOSE WHO LIVED IN THE SOUTH END OF TOWN. HE REPRESENTED US NOT ONLY AT THE CITIZENS ASSOCIATION BOARD, AS WELL AT THE CIVIC ASSOCIATION BOARD, POLICE AND FIRE RESCUE BOARDS.

HE BROUGHT THE NORTH END, MIDTOWN AND SOUTH END TOGETHER TO TALK ABOUT COMMON PROBLEMS AND WORK ON SOLUTIONS.

HE WAS ALWAYS THE LAST ONE TO LEAVE A MEETING TO SEE IF ANYONE WANTED OR NEEDED MORE TIME TO TALK ABOUT ISSUES. HE ALWAYS HAD TIME TO LISTEN.

JERRY WILL BE MISSED BY MANY.

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