



# THE COVE NEWS

www.newportcovedelray.com

Community Newsletter

Jan 2023

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FROM THE DESK OF THE PRESIDENT, DR. LAUREN B. JONES

***Hello Newport Cove Residents!  
Happy New Year!***

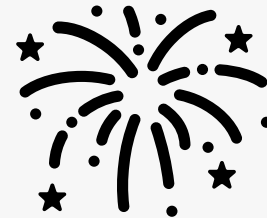
As another year ends and a new year begins, I am excited to see what 2023 holds for our community. It has been a privilege to serve the community on its HOA Board of Directors. Our community has welcomed many new families this year along with remembering those residents we have lost.

Our holiday party, hosted by Moors Pet Sitting and COMPASS Realty, included over 95 residents who enjoyed great food and meeting one another. New friends were made throughout the community and it was a pleasure seeing everyone having a great time decorating the cookies with the children. The holiday party was a wonderful event to end our year on.

The BOD continues to work hard on the project commitments to keep our property values up. Our new activity courts are close to completion, the new street signs and posts are going in and the road repair on Ironbridge will begin around Jan. 2. The roads will follow and should be completed by the end of Jan. Our entrance walls have been cleaned and repaired in preparation for painting. The BODs continued dedication and commitment to invest in our community by making necessary improvements is keeping our property values up.

On January 2nd, our meet the candidate's night will be held in the large clubhouse. We plan to broadcast this event via zoom as well baring any technical challenges. I would like to share with you the 15 residents who submitted their candidate form to run for the 2023 BODs, they include Pete Azor, John Deemer, Raquel Miller, Dr. Lauren Jones, Noah Fields, Robert Montero, Michael Salviano, Art Trager, Tara Aching, Sandjiv Anand, Rae Stewart, Harriett Gold, Chris DiMarcantonio, Michael Grosso, and Louis Migliaccio. Each of these candidates submitted their candidate form on or before the deadline of December 2nd. This is not by any means an all-inclusive list as residents may run from the floor the night of the election. We hope you will attend the meet the candidate's night to ask questions to learn more about your neighbors wishing to serve on the board.

Although this was mentioned in the prior newsletter, I would again recommend that if anyone in the community is approached to sign any type of document check with the BODs or Gulfstream to validate that what you are signing is factual information. Please ensure you have all the correct information before signing your name on any documents, especially your proxy for the election. It is good practice to be informed before placing your signature on any document. If you are unable to attend the election and wish to assign a proxy, you may mail your proxy in to the management company or sign your proxy to someone you know who will best represent you. If you are new to the community and are unsure who to provide your proxy to, please reach out to Jason on guidance.



***Wishing everyone a very happy  
and healthy 2023***

## ***Community Updates***

**ACB Updates:** The ACB meets every other Thursday at 6:30pm. The next meeting is on Jan 5, 2023 at the small clubhouse. However, if you have an urgent matter that requires ACB approval during this time, please notify the management company, and they will contact the ACB for assistance. I would like to extend a HUGE thank you to our ACB team for handling requests over the holidays to help our residents move forward with their projects.

### ***Meet the Candidates Night***

will be held on January 2, 2023 at 7pm, in the clubhouse, and possibly zoom for those that cannot attend in person barring technology issues.

Please remember, If you cannot vote in person, the BOD secretary can vote on your behalf with your signed proxy, or you may select a proxy. It is recommended to hear from the candidates before selecting your proxy holder to vote on your behalf at the election.

### **WELCOME TO NEWPORT COVE**

*By Submitted by Phyllis B. Nardone*

As a new resident of Newport Cove you have become a part of our family. Newport Cove is a friendly, supportive community and we want to welcome you as our new neighbor.

A member of our welcome committee will be calling new residents to drop by and give you a welcome packet containing information about our community and answer any questions you may have.

Should you not be contacted please feel free to contact us, I can be reached at: 561-699-1190 or by email at [pnardone@bellsouth.net](mailto:pnardone@bellsouth.net).

Our committee members are:  
*Sara Hurwitz, Janet Silver, Shelly Machia, Frieda Greenberg, Lynda Svonkin, Adina Klass, Vicky Grady and myself.*

### **JOYCE PAYNE BOOK CLUB**

*Phyllis B. Nardone*



The next meeting of the Joyce Payne Book Discussion Group will be on Jan. 4th at 12 noon when we will discuss *The Orphan Train* by Cristine Baker Kline.

**Jan. 4** *The Orphan Train* by Christine Baker Kline

**Feb. 15** *Carnegies Mail* by, Marie Bennedict

**Mar. 27** *The Forest of Vanishing Stars* by, Kristen Harmel

***Everyone is welcome to read the book and join our discussion. We are now meeting in the small clubhouse.***

### ***Welcome***



On behalf of the Board of Directors, I would like to welcome all our new residents to the community!

If you have any questions, please visit our website at [www.newportcovedelray.com](http://www.newportcovedelray.com) where there is information regarding our governing documents, rules and regulations, forms, the latest Cove newsletter, and a contact request form.



**Please join our official community Facebook page: Newport Cove Delray Beach**

to keep up to date on the happenings in the community and to meet your neighbors. Opt into to the community email to ensure you are getting all the news! You can also join Phyllis Footnotes!

*Please look out for a member of our welcome committee to connect with you.*

### ADVERTISE ON OUR WEBSITE

Many of you may not be aware but you can advertise on our website your personal business for a discounted rate.

If you have a business or service you would like to advertise, please send your request via the website for more information.

[WWW.NEWPORTCOVEDELRAY.COM](http://WWW.NEWPORTCOVEDELRAY.COM)

### NEWPORT COVE 11/30/2022 FINANCIALS

**ASSETS**

Assets	\$161,540.15
Reserves	755,919.99
Other Assets	65,549.17

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**Total Assets** **983,009.31**

**LIABILITIES**

Liabilities	\$196,170.52
Reserves	755,919.99
Equity	30,918.80

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**Total Liabilities** **983,009.31**

**As of 10/31/22**

**Aged Receivables: over 90 days**  
**\$24,791.**

**MTD Net Income:** **\$7,497.**

**YTD Net Income:** **(\$3,391.)**

### NEED EXTRA CAR STICKERS OR FOBS?

- Complete the Car Sticker Form located in the Clubhouse and attach a \$10 check made out to Newport Cove. **(Three max per household per registered owner)**
- Complete the Fob Form located in the Clubhouse and attach a \$50 check- Residents only
- The silver drop box to place your request and check in, is labeled on the wall.
- Rob Montero will coordinate the distribution of the stickers. He can be reached via our website at [www.newportcovedelray.com](http://www.newportcovedelray.com).
- Dr. Lauren Jones will coordinate the distribution or replacement of fobs. She can be reached via our website.

### GULFSTREAM MANAGEMENT

We launched a new HOA Messenger that will allow the HOA to communicate with all members of the Association. You can join by signing up at [hoamessenger.com](http://hoamessenger.com).



### THE COVE NEWSLETTER DISTRIBUTION

If you are interested in helping with the distribution, please let Phyllis Nardone know. If you would like to have yours electronically sent, please send an email to [presidenthoanewportcove@gmail.com](mailto:presidenthoanewportcove@gmail.com). Please remember that the notice of BOD meeting, agendas, and meeting minutes are posted in the clubhouse by the gym.

### ANNUAL BOD ELECTION WILL BE HELD ON JANUARY 10, 2023 AT 7PM.

An annual election packet was mailed out to each owner. The packet included the meeting notification, candidate form, and proxy. If you did not receive this, please reach out to Gulfstream.

## REMINDERS:

### PET SAFETY

It is very important that all pet owners be diligent as it relates to their pet's safety and for other pets and owners around them. Please ensure the following:

- Do not leave your pet unattended in your enclosed front door area, if you have one, or leave doors open without your dog being kept tethered.
- Safety measures are put in place to prevent animals from leaving the residence untethered. For example, gates or kennels can protect your animal from leaving their home environment when doors are left open by guests or workers in the home.
- Dual tethering while on walks, to ensure if one leash breaks, you have a backup in place.
- Always keep your full attention on your pet by putting your phone in your pocket and by avoiding distracting activities. Animals can get excited when they see other animals, trucks, or people, and you should be very prepared to manage the animal if this should occur, to avoid any unleashed activity.
- Please keep your distance from other pets while out with your pet/s. This will ensure there is no unexpected reactions.
- Muzzle your dog if they tend to be reactive, as this will keep your dog safe as well as others.
- Ask before petting! Please be respectful of the pet owners walking their pets as some owners may prefer a hands-off approach. The owner knows their pet best!
- Please keep your pet on the common ground areas when walking and be sure to pick up after them.



### SPECIAL REMINDERS

#### Clean & Green

- Please remember to put a reflector by your mailbox or in your beds if you wish to not have beds or trees cut. I confirmed with Clean & Green that if a reflector is on the property, they will only cut the grass, nothing else. Cuttings usually take place around the middle to the end of the month, weather permitting.
- Please continue to send landscaping and irrigation concerns to Clean & Green at 561-482-1000 and a work order will be open. **Clean & Green has requested that we do not approach the workers for any reason to avoid miscommunications.**
- **The landscaping company is not responsible for any damage that results from rocks that are not properly secured by appropriate borders. It is best to have concrete borders with the rocks at a minimum of 2 inches below the top of the borders so the equipment does not hit the rocks. If you have the black plastic border, please ensure the rocks are below the top.**

## ALLIANCE OF DELRAY, INC

December 7, 2022

Dr. Vanicore opened with a statement regarding the Ag Reserve. The Alliance continues to attempt to slow down the development of new projects trying for quality construction not quantity. Work on the expansion of Atlantic Ave between the Turnpike and Jog Rd. is being delayed by a pipe problem. The Department of Transit claims not to have the responsibility of maintaining these pipes and there is a conflict about it that must be resolved before any work can proceed.

On February 1 there will be an Expo at the Civic Center at which many government departments will be present to answer questions. Everyone is welcome. Capt. Sandt of the Sheriff's Dept. said that car thefts continue to be a major problem, however he is working in conjunction with the Broward Sheriff's department on this and some significant arrests have been made.

Capt. Branberry of Fire Rescue continues to report the heaviest calls are in Palm Beach County. He cautions we watch out for fires during the holiday season, be sure live trees don't dry out and are properly disposed of after the holiday.

Be extremely careful with any candles that are burning. Joshua Gersten presented his annual report on the legislative and case law changes for 2022. Most of these laws apply to Condominiums and not us. The emphasis being on the maintenance of housing over 3 stories high. This is all a result of the Surfside incident. Condo law now states that reserves must be fully funded and line items must stand alone, and cannot use funds from other line items. Although this does not apply at this time to HOA's we may expect it to follow eventually.

With regard to the removal of trees, once again Condo law only at this time, trees must have an arborists approval for removal and must be replaced, although not necessarily in the same location. Regarding Homeowner's Insurance, carriers are not permitted to refuse to insure a home with a roof less than 15 years old based on the age of the roof. When roofs are replaced be sure to get a wind mitigation inspection. You may be eligible to get on free of charge. Go to <https://www.myfloridacfo.com/mysafeflhome> to find out about this.

The Space Force Flag is now one of the flags that must be allowed in communities. Gov. DiSantis has declared the Covid emergency over and, therefore, there will no longer be any meetings permitted by zoom only, although open meetings can be conducted with zoom participation.

### PHYL'S FOOTNOTES

I have had several of my messages returned as not deliverable. In these cases I have been deleting names from Phyl's Footnotes.

If you are not getting the Footnotes and would like to please contact me and give me your correct email address. [pnardone@bellsouth.net](mailto:pnardone@bellsouth.net) or call (561) 699-1190

**THANK YOU DAVID WHITELAW & ADINA JOHNSON** for the wonderful holiday party you prepared for the community.

The food was delicious and the company was delightful. The cookie decorating by the children, and a couple of grownups as well was a lot of fun and then edible. It was so nice to have the community get together with good cheer for the season.

# January

## Happy Birthday!

## Happy Anniversary!

- 1 – KENNETH WHITEMAN, JONATHAN YOLMAN, CIRA HERNANDEZ, JULIANNE GERSHMAN, JUNIE PIERRE
- 2 – RAYMOND VON RAPACKI, SABRINA ANAND
- 3 – SAUL FRIEDMAN, JESSICA WEISS
- 4 – IDELL FARRELL, SAMUEL TANNENBAUM
- 5 – ADAM MILLSTEIN, DOREEN SENIOR, JULIE REDAVID
- 6 – DALE McCONNELL, DOROTHY ALPER, DERRICK SENIOR
- 7 – SONALI ANAND
- 8 – DAVID ETTINGER, GREGOIRE PIERRE
- 9 – WILLEM ESTIMABLE, VINCENT McMANUS
- 10 – WALTER DELGADO, RONALD J. GORMAN
- 11 - AMILACAR COELHO, FERNANDO CARDENAS
- 12 – HELENE SALAT
- 14 – JOAN MARIE ALLAN, DONALD MILLER BERTOLLINO, ADAM TOBIN, JOSHUA REYES  
FRANCES CUCARESE, ANATOLY KONEVSKY
- 16 – LEO GLADSTEIN, SHIRLEY JOUBERT, BRANDI MECHAM  
JEREMIN WORLDS
- 17 – CAROLE ELIAS
- 19 – MARCUS REIS
- 20 – MICHAEL BARON
- 21 – SANDY RAIZIN
- 23 – LUCIANA BORGES
- 24 – LESLIE KRAMER, RICHARD FITZ,
- 28 – ANDREA KOVACS
- 29 – MATTHEW YUSTIN
- 30 – ALEXANDER LUKIANOV
- 31 – BARBARA YESSMAN, JOHN J. MILLER, YANA GULYAMO  
DANIELLE PIERRE

- 1 – EILEEN & HARRIS SANDLER
- 19 – DORIS & VITO FERRANDINO
- 26 – CONNIE & ROBERT WARKENTHIEN

Let's  
Celebrate!

### REGISTRY CHANGES

**Delete:**

Marilyn Gastfriend, deceased  
Jill Osias, deceased

*Note: If there are any further corrections or additions, please contact Phyllis Nardone at 699-1190.*