

THE COVE NEWS

www.newportcovedelray.com

Community Newsletter

Sept 2023

Editor: Anjni Rabadia | Proofed by: Phyllis Nardone

FROM THE DESK OF JOHN DEEMER PRESIDENT

Hello, fellow Newport Cove residents. For this edition of the Cove, I'd like to introduce some of our board members.

Chris DiMarcantonio: Hello friends, my name is Chris DiMarcantonio and I am your maintenance Director of the Newport Cove Board of Directors, for those that do not know me I would like to give you a brief biography and goals.

I was a "Jersey" boy with my wife Veronique, We purchased our home here in Newport Cove in 2010, became full-time residents in 2021 and I have been a member on previous boards with great satisfaction in serving the community.

I am a retired aircraft mechanic with almost 40 years in the industry with the same company and owned my own business for 28 years of fire, burglary, and electrical installations & repairs.

I have been involved this year with a great crew of other residents & friends to keep our community functional & beautiful along with other board members. We have had a lot of challenges and pushback but have always overcome them; our roads, drainage systems, irrigation, landscaping, tennis courts, pool and equipment, clubhouses, and of course, the gate system.

We still have a lot of challenges ahead of us while continuing to keep the costs at a minimum. My goal is to continue to make our homes and community a much better place to live, but I have discovered something even better than that, It was meeting so many people, current and new, developing new friendships, and strengthening the current ones. I think that's what makes the community and neighborhood wealthy, beautiful, and strong. I would like to thank all of you who have contributed to our community, and for those that hopefully will contribute in the future to make this the best place in Florida to live.

Thank you.

Tara N Aching: Hello Newport Cove, for the last 8 months, I've had the pleasure of serving this community as your Newport Cove Secretary. I have truly enjoyed getting to know many of you and meeting so many new faces. I've been working alongside really selfless and amazing people who all share the same vision and goals for our beautiful community as I do.

I think we have made great progress in our communication platform, ensuring new homeowners are welcomed into our community and given all the necessary information and tools to get settled in. We have been very prudent with our finances and saving in any way we can to ensure continued and future stability for our community.

I have also had the pleasure of organizing our first annual garage sale with the help of our social committee members, which was held back in March and was a great success! In the next coming months, I hope to host a Halloween event for the kids as well as a "meet your neighbors" party. To allow new homeowners to meet people from the community.

Lastly, I want to thank our hardworking Board of Directors, ACB, maintenance, finance, landscaping, social, and welcome committee members who have worked hard and spent valuable time for the betterment of our community.

Like always, I'm a phone call or email away and always try to help in any way I can. Please don't hesitate to reach out if you have any questions, suggestions, or concerns.

Thank you.

Pete Azor: I hope this message finds you well. As your HOA Treasurer, I wanted to take a moment to summarize my career experience, and our pledge and share our commitment to maintaining the financial health of our community. I'd also like to thank the finance committee.

Career experience: As an account manager with business consultant responsibilities, my role involves providing expert advice and solutions to businesses to help them improve their operations, increase efficiency, achieve strategic goals, and overcome challenges. I offer services such as process optimization, financial analysis, market research, and much more, tailored to meet my clients' specific needs. My goal is to help businesses thrive and achieve long-term success and profitability.

Our Pledge: Rest assured that our primary goal is to serve the best interests of our community. We are committed to maintaining transparency, fiscal responsibility, fiduciary responsibility, and open communication. Another goal is to make our community a friendly and wonderful place where friendships thrive.

Finance Committee: I wanted to express my heartfelt gratitude for all the hard work and dedication you put into reviewing our finances. Your commitment to ensuring our financial well-being is truly appreciated. Your expertise and diligence make a significant difference, and we are fortunate to have such a dedicated team. Thank you for your valuable contributions.

If you ever have questions or concerns about our finances, please don't hesitate to reach out via the Vinteam Neighbors App or website or by email. These two methods are ideal since I work during the day. Your input and engagement are vital in making informed decisions that benefit us all.
Thank you.

John Deemer: Hello fellow residents, I am your current President of this Association here at Newport Cove. A little background about myself, I have always served in Maintenance or Construction throughout the years. However, my service in the US Navy and my time as a government contractor supporting the US Special Forces that I most enjoyed. Little did I know but, in 2017 I landed the position I truly love with the Florida Department of Transportation. I moved to southern Florida as a maintenance superintendent for one of the largest in the state. In just a few years I had the opportunity to advance to the project manager of the same project. Now I am currently the Program Manager for all maintenance projects for all major highways (US1/A1A, I95, I75, US27, SR60) in 5 counties. (Broward, Palm Beach, Martin, St. Lucie, and Indian River) including the only Public-Private Partnership project (I595) in southern Florida.

Being elected to the Board of Newport Cove, however, was the biggest surprise. This has truly been a privilege and honor to bring my experience and common-sense decision-making to serve this community. My outlook for the future is positive and hopeful as we need to navigate through our multiple challenges balancing needs and finances.

You will hear from our other members next issue of the Cove.

In other news, we are still working on the Ficus and gate issues. I believe we will have a solution for the gates to move forward with at our quarterly meeting we will be having in the third week of this month.
Thank you.

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.net 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 <https://newportcovedelrayapp.vinteamneighbors.com/>

to keep up to date on the happenings in the community and to meet your neighbors. Opt into 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.

ALLIANCE OF DELRAY, INC.

MEETING AUG 2, 2023 *By Phyllis B. Nardone*

This meeting was on Zoom and was called to order at 10 AM. The first speaker was Capt. Rob Sandt of the Sheriff’s office. Once again he spoke of automobile burglaries which are still on the rise, although several from a Broward gang have been caught, more keep coming.

It does not matter if the community is gated or a high end community. Everyone must keep their vehicles locked and not leave valuables in sight. Do not leave fobs or guns in vehicles. There has also been a problem with vehicles drag racing on 441. They are doing their best to break this up and stop it from happening. Capt. Bill Stansbury of Fire Rescue spoke next. They have been receiving many calls caused by the excessive heat, be sure to hydrate and try not to be out in the sun more than you have to.

We now have more people here year round and new stations are being established. There will be one on Lyons and Atlantic to help with all the new residents in the area. Sen. Lori Berman spoke about the coming Hurricane season, be prepared and don’t leave it to the last minute. Check water and food supplies now as well as the locations of evacuation centers.

Vice Mayor Maria Sachs spoke about safety issues and appreciates the higher number of law enforcement personnel. There will be an important vote in October regarding the funding of Libraries and Museums. Karen Brill, Vice Chair of the School board spoke. Park Vista in West Boynton near Lantana is now open and is a state of the art school. The county has hired over 100 new teachers from all areas and walks of life. Be prepared for students and school buses and keep our children safe. The featured speakers were Dorothy Jacks, PBC Property Appraiser and Anne Gannon, PBC Tax Collector. They discussed the Property Appraisals. The Property Value plus the Millage rate which combined create your property tax.

You will be receiving these notices and should review them. Check the green box in the upper right hand corner.

This has the proposed taxes and phone number to be used should you have any questions. Be sure to receive all the deductions you are entitled to. Homesteading is important to save money. There are special deductions for widows and widowers which have recently been increased. The office can be reached at 561-355-2264 or www.pbctax.com. There is a welcome guide for new residents that can be requested.

The meeting adjourned at 10:50. The next meeting will be at the Civic Center.

NEWPORT COVE FINANCIALS 07/31/2023

OPERATING CASH

1100 SOUTH STATE OPER 3206/6338	\$220,303.02
1300 SOUTH STATE SEC DEP 3777	35,345.00
1400 SOUTH STATE CONT 6112/3639	25,927.28
TOTAL OPERATING CASH	\$281,575.30

RESERVE CASH

1600 SOUTH STATE RESERVES 8104	\$162,610.89
1800 TRUIST RESERVES 6684	149,573.31
TOTAL RESERVE CASH	\$312,184.20

OTHER ASSETS

2000 ACCOUNTS RECEIVABLE	\$36,346.17
2010 BAD DEBT ALLOWANCE	(12,333.00)
2200 PREPAID INSURANCE	79,932.04
2300 PREPAID EXPENSES	326.35
TOTAL OTHER ASSETS	\$104,271.56
TOTAL ASSETS	\$698,031.06

LIABILITY

LIABILITY/RESERVE/EQUITY

3005	INSURANCE A/P	\$ 87,198.60
3010	ACCOUNTING ACCRUAL	2,041.69.06
3040	SECURITY DEPOSITS	35,345.00
3045	C/H DEPOSITS	800.00
3050	DEFERRED MAINT ASSESS	165,330.00
3070	DEFERRED CABLE INCOME	15,345.00
3100	PREPAID ASSESSMENTS	54,288.65
	TOTAL LIABILITIES	\$360,348.94

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



JOYCE PAYNE BOOK CLUB *Phyllis B. Nardone*

At our last meeting we had a stimulating discussion regarding Ordinary Grace. It was interesting to hear the different viewpoints regarding the book. The next meeting will be Oct. 4th to discuss Summers Secret, everyone is welcome in the small clubhouse at noon to share their thoughts.

Oct 4	Summers Secret	Jane Green	Dec 27	Lessons In Chemistry	Bonnie Garmus
Nov 15	My Last Innocent Year	Daisy Alpert Florin	Feb 7	The Mostly True Story of Tanner & Louise	Colleen Oakley

SOCIAL ACTIVITIES *By Phyllis B. Nardone*

The Single Ladies meet on the first Thursday of each month at 12 noon in the large clubhouse. Any single ladies in Newport Cove are welcome to join us. There is a \$10 fee to join, no other charges. We go out to dinner together monthly.

We are open to new members and new ideas. If you cannot make a day time meeting contact me and I will put you on our mailing list, Phyllis Nardone, 561-699-1190.

We continue to have water aerobics every morning from 9:30 to 10:30. Everyone is welcome. It's a wonderful way to start your day; meeting with friends and exercising your mind and body.

If you want to receive Phyl's Footnotes just send me your email. pnardone@bellsouth.net. I send no advertisements, jokes or gossip. Just news of happenings in our community. These notes are not official. If there is something you would like to share with the community, a birth, graduation, marriage, just let me know and it can be sent out if appropriate.

DIRECTORY CHANGES *Phyllis B. Nardone*

Delete:

Dawn and Bill Frese, house sold
Rosanna & Richard Johnson, rental expired

Addition:

Bella & Sunil Chauhan
7692 Stirling Bridge Blvd No.
309-696-6764 Lot #178

Rentals:

Lucy & Michael Barabash
7521 Ironbridge Circle
914-610-5503 Lot #161

If you are new to the community and not yet in the directory, or if you want something changed, please call me at 561-699-1190, or e mail me at pnardone@bellsouth.net

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 or call (561) 699-1190

~ Phyllis Nardone

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.

Chris Dimarcantonio will coordinate the distribution of the stickers. He can be reached at maintenancedirector@newportcovedelray.net

THE COVE NEWSLETTER DISTRIBUTION



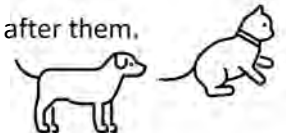
If you are interested in helping with the distribution, please let Phyllis Nardone know. If you would like to have yours electronically sent, please send an email to president@newportcovedelray.net

Please remember that the notice of BOD meeting, agendas, and meeting minutes are posted in the clubhouse by the gym.

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.
- 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.**

★ ☆ ★ **September** ★ ☆

Happy Birthday! *Happy Anniversary!*

- 1 – DANELA RIVERA , STEPHANIE PAUL
- 2 – IRMA GREIF
- 3 – DANIEL KOSHY, HELENA EHRILICH
- 4 – E. BENN MICHELETTI
- 6 – SANDRA GONZLEZ, DALLAN VECCHIO
- 7 – MARC RICHARD JOUBERT
- 8 – MARCIA VARIO, RAMON RODRIQUEZ
- 9 – NICOLLE WAETJEN, ALEXIS DINIZO, SETH JACOBSEN
WILLIE TYLER
- 12 – KYARA SANTOME, JOHN RACCOLIN
- 14 – EVA CORRIDON, RAFAELA LIMA, NICHOLA VIVIRITO
- 15 – JOYCE COLANGELO, ELAINE ROSEN
- 16 – ANN YUDMAN, EILENE BAYER,
MARY KAY McMANUS
- 18 – CAROL KOHEN, MARGAUX ZUCKER, DIANA WHITEMAN
- 19 – STANLEY HUGHS
- 21 – LINAISE FLEURILUS
- 22 – KIM DAILEY, RAUL HERNANDEZ
- 23 – HELENE GLADSTEIN
- 24 – VICKI BERMAN
CHRISTOPHER LAME, NATHANIEL DIMINICK
- 26 – JUDY EPSTEIN, SARA HERHANDEZ
CORTNEY LaPORTA, JAMES CABAN, VASHANNA
MOORER, ARTURO REYES
- 29 –TY PODOLAK
- 28 – SOPHIA PERLAZA, TANECIA POWELL
- 30 – MARIA CUCARESE, NASHON WILLIAMS, LAUREN JONES

- 2 – JAMES AND DIANE CABA
- 3 – RON & KRISTEN GORMAN
- 10 - BERMAN, MIRIAM & LOUIS
- 12 – JORGE & TAMARA SANTOME
- 13 – NANCY & DANIEL PICKERING
- 17 – BLANCHE & DICK LeFERRIERE
- 18 – HELENE & LARRY SALAT
- 21 – GLORIA & FERNANDO VIGLIONE
- 24 – ALEXANDRA & ANTHONY CHIARELLI
- 26 – EMMA & RAYMOND PAGANO
- 28 – ANGIE & FRANK ANGELILLI

**Let's
Celebrate!**

WELCOME TO NEWPORT COVE

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, we can be reached at Tara Aching secretary@newportcovedelray.net
Tammy Deemer at administrativeassistant@newportcovedelray.net or Phone: 850-348-1121

Our committee members are: *Tara Aching, Pete Azor, Tammy Deemer, Julie Schwartz, Julieanne Gershman, Hannah Richards, Padmini Pillai*