

JUNE/JULY 2020

Newsletter



Lees Crossing Homeowners Association

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Palm Beach County Covid-19 Emergency Orders

The health and safety of our Community and all residents is very important to us. We also realize that our residents have uncertainty and concerns around the continuing operation of our Community during these times.

The U.S. continues setting records for single-day Covid-19 increases. Florida is suffering from particularly high instances of new cases and hospitalizations. Miami-Dade County in south Florida witnessed a staggering 33.5% positivity rate. Hospitalizations there have gone up by 76% over the last two weeks and the use of ventilators has soared by 124% in the same time frame, according to the latest data provided by the county.

Just as important, nasopharyngeal swab test is considered the gold standard of COVID-19 testing and is now readily available.

Check out our useful and informative COVID-19 section of our website, which is updated as we continue to follow COVID-19 developments.

Website: <http://lee-s-crossing.sb.payhoa.com/>

***NEW* UP-TO-DATE DEPARTMENT OF HEALTH COVID-19 DASHBOARD**

The positivity rate in Palm Beach County is **11%**. To find the latest information about your specific zip code and other COVID-19 data, check out the Florida Department of Health [COVID-19 Dashboard](#). Also find more health/COVID-19 information in multiple languages.

Pool Closure Still in Effect

The Lee's Crossing community pool has been closed since March 20, 2020 due to the directives of Emergency Order 11 Palm Beach Covid-19 Recreational Facilities. With the Declaration of Continuing State of Emergency Palm Beach, *the Association does not anticipate opening the pool in the near future.*

More Poolside News:

Palm Beach County Annual Backflow Prevention Assembly Testing

The annual testing of the community backflow prevention assembly on the potable water supply must be completed by July 31, 2020 and be performed by a license plumbing contractor that is certified to test backflow preventers.

On July 9, 2020, the backflow failed inspection and will require a costly repair to comply The Safe Drinking Water Act and Rule 62.555.360 Florida Administrative Code. This unanticipated repair of \$1,060 is required to comply the county deadline of July 31, 2020.

Trash in Curbside

As we approach Hurricane season and we are trimming trees, please be aware of the board rules. Lets keep our community clean.

[BR04] Board Rule #04 Revised 01-21-09

NO DUMPING OF TRASH ON THE COMMON AREAS. If the Association determines who dumped the trash on the common areas, the Association will charge the cost to remove such debris to the unit owner. Any such charge will be documented and supported by photos showing the debris and why we are charging it to the specific unit owner.

Delinquent Accounts

We currently have 32 members who are reluctant to pay their assessments up-to-date. This has resulted in a shortfall of over \$170,000 in much needed funds. These delinquent accounts not only hinder the operational resources required to manage the Association; they affect every paying member as well. When the Association experiences a serious shortfall in assessment collections, it results in higher costs being passed on to all members in the next plan year. The Board have been spending many hours working diligently on the collections process, however, we need to express that any gains achieved are quickly allocated to operational expenses.

Every property owner is obligated and agrees to pay to the Association annual assessments or charges and special assessments on a timely basis. Any assessments which are not paid when due shall be delinquent and subject to interest from the date of delinquency at the rate of ten percent (10%) per annum.

The next budget meeting is scheduled for September 16, 2020. We would like to send the message out that if you are delinquent on your membership dues—please pay up. The Association only has two months left before the next budget meeting. If we can't get the non-payers to cooperate and pay their share, plan year 2021 will experience higher costs to meet the shortfall. **We urge the non-payers to come forward. We will help you work out an affordable payment plan. We are available to work with you.**

Board of Directors Zoom Meetings

Due to the Covid-19 pandemic, the Association implemented board zoom meetings effective June 17, 2020. For the remainder of the calendar year, zoom board meetings will be held the third Wednesday of every month, at 6:30 P.M., through December 16, 2020. For more information, we recommend that you refer to the Association's website.

JOIN ZOOM MEETING

<HTTPS://US02WEB.ZOOM.US/J/89968398872?PWD=CG03OHPGMTBMTWM3UMRPBDBQR09ZDZ09>

DIAL BY YOUR LOCATION

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- +1 669 900 6833 US (SAN JOSE)
- +1 253 215 8782 US (TACOMA)

MEETING ID: 899 6839 8872

PASSWORD: 5801

*For future Spanish Translations copies of the Lee's Crossing Newsletter Please email:

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