

PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC
3031 FORTUNE WAY – A-11
WELLINGTON, FLORIDA 33414

October 22, 2018

Dear Fellow Residents,

As residents return for the fall/winter season, the Palm Beach Polo & Country Club Property Owners' Association, Inc. (POA) would like to update all homeowners on several important issues in and around the community:

Dunes Golf Course

For the first time in four decades, the back nine of the Dunes Golf Course has been abandoned and is currently completely overgrown. The once pleasing views have become an unsightly wasteland and will negatively affect property values. The country club informed its remaining members in July that the front nine of the Dunes course would also be abandoned once renovations were completed on the Cypress Course.

The Village of Wellington (VOW) is acutely aware of what has taken place and on October 18th, the VOW Special Magistrate found Palm Beach Polo Inc. (PBPI) in violation of village ordinances for failing to maintain the course. The Special Magistrate is writing an order of compliance and we will keep you up to date on their efforts.

Stribling Way Privacy Berm

In March of last year, in an effort to provide increased security to the perimeter of the community, the POA offered, at its expense, to erect a fence along the berm on Stribling Way from the end of the fence at Las Casitas Homeowners Association to Pierson Road, continuing from Pierson Road to 120th Avenue S. The owner of the land, PBPI, rejected the POA's offer by demanding onerous and unacceptable conditions.

In May of this year, PBPI cut down major portions of vegetation that had been an aesthetic feature of the Stribling Way berm and contained tall, mature trees which acted as a natural barrier. The berm had been in place for decades providing privacy and security to the community. The result of the cutting left a decimated berm and a serious breach to our perimeter security as the berm abuts the now defunct 11th and 12th holes of the Dunes golf course. The VOW instituted a code enforcement case and took legal action in circuit court against PBPI for removal of the vegetation on the berm without a permit. Both actions are currently pending.

The POA immediately stepped in, and despite obstacles placed in our way, completed installation of a commercial grade security fence along Stribling Way to the corner of Pierson Road, thus restoring perimeter security to that part of the community. Although the POA did not own any land adjacent to

Stribling Way, the VOW generously consented to allow the POA to install the fence on its land. We are extremely grateful to the VOW for its consideration and support.

Big Blue Preserve

Shortly after the vegetation and trees were removed from the Stribling Way Berm, additional vegetation was removed in the Big Blue preserve despite prior specific court orders not to do so. The VOW took legal action in that matter as well. On October 18th, in a related Big Blue Preserve code violation matter, the VOW Special Magistrate authorized the village to proceed with a lien foreclosure action against PBPI stemming from a 2014 case with fines currently exceeding \$6 million dollars.

Former Palm Beach Polo North Course

An informational meeting for the VOW was held on September 6 by “13th Floor Homes”, a developer from Broward County, regarding their proposed plans to purchase and develop the old north course opposite our main entry along Forest Hill Blvd. “13th Floor Homes” presented plans for a mix of 225 townhouses and single-family homes within the 27 acres of non-contiguous open space. A large group of Wellington residents attended the meeting and an over-whelming majority were against the proposed development. For further information on the meeting, please visit the following website: <http://gotowncrier.com/2018/09/developer-presents-plan-for-polo-club-north-homes/>

Winter Construction Rules

Winter construction rules will be in effect December 1, 2018 through March 31, 2019. No construction (interior or exterior) will be permitted during the winter season. Interior work such as painting, appliance replacement, cabinetry, plumbing repairs and air conditioning work is permitted, but shall be limited to one maintenance vehicle and must be accomplished indoors or within a closed garage. Minor landscaping is permitted. Homes purchased during this period must delay work until April 1, 2019. No construction or landscaping is allowed on Saturdays or Sundays. Please inform your vendors that winter construction hours are from 8:30 AM to 5:00 PM.

Quiet Mondays

Quiet Mondays will commence on December 1, 2018 and will extend through March 31, 2019. Quiet Mondays restrict the use of any landscaping equipment (mowers, blowers, string trimmers, chain saws, or similar items) on Mondays for all associations and private home in the club. Pressure cleaning of roofs, driveways, pool decks, sidewalks or common areas is not permitted on Quiet Mondays.

Access Control

On July 1, G4S (former Wackenhut Security) became the appointed access control & safety provider for the POA. G4S made an immediate, positive impact on the security of our property and the safety of POA residents. All officers working for the POA are classified as Custom Protection Officer’s (CPO) which is the highest classification G4S offers. To qualify as a CPO officer, one of the following criteria must be met:

- Graduate of a Certified Public Safety Academy in the law enforcement or firefighter field.

- Bachelor's degree in law enforcement or criminal justice related studies.
- A minimum of eight or more years of active service in any military branch.

In addition to the new security program, the Palm Beach Sheriff's Office (PBSO) will continue sending patrol cars through the community. For quick reference, the guardhouse phone numbers are as follows:

- East Guardhouse (Forest Hill Blvd) – 561-793-7758
- West Guardhouse (South Shore Blvd) – 561-793-7759
- Construction Entrance (South Shore Blvd) – 561-784-1901

Safe Vendor ID Program

In early 2017, the POA initiated the Safe Vendor ID Program. The program runs background checks on every vendor employee serving the community including construction, landscaping, irrigation and other workers. Each worker is issued an ID card that must be presented at the gate for entry. Over 2,600 vendor employees have been registered. If you hire a company that is new to the community, please inform them of the Safe Vendor ID requirement and direct them to www.safevendor.net to apply. For a list of participating Safe Vendor ID vendors, please visit www.palmbeachpolopoa.com and click "Safe Vendor ID Program" at the top of the home page.

ABDI Gate Access App

In order to relieve congestion at the entry gates, please enter your guests using the ABDI Gate Access app which can be downloaded from the app store on your portable device. Once downloaded, the community code is "POLO". Your user name is the phone number attached to your account including area code (ex. 5615551234), and the password is your assigned five-digit PIN number.

Once logged in, you can add or delete guests from your list and control the duration each has access to your property. Your cell phone will alert you when a guest has passed through the gate. For questions regarding the app, please contact the POA office at 561-514-1800 or via email at polo.poa@polopoa.com

Golf Cart Decals & Path Etiquette

All golf carts must register with the POA by December 1, 2018. Please contact the POA office at 561-514-1800 or via email at polo.poa@polopoa.com for information on registering your golf cart if you have not done so already. Golf cart decals are twenty dollars (\$20.00) with a check payable to Palm Beach Polo POA. **Cart drivers are required to possess a valid driver's license. Minors are not permitted to operate a vehicle under any circumstances and may not be covered by your insurance. Please observe the following regulations:**

- All carts must have a valid POA sticker affixed to the cart.
- Carts are to be driven on golf cart paths only and not POA roadways. Security will enforce the regulation.

- Pedestrians and cyclists have the right of way along all paths and carts must yield and pull over for each to allow passage.
- Carts are required to stop at all road intersections including corners without stop signs.
- Carts driven in the evening must be equipped with head and tail lights.

With any questions or comments, the POA office can be reached at 561-514-1800 or via email to our General Manager at Jim.Taccone@polopoa.com.

Sincerely yours,

Andrew Carduner
President
Palm Beach Polo & Country Club Property Owners' Association, Inc.