



February 6, 2025

Dear fellow residents,

Over the years, access control in Palm Beach Polo has become complex and diverse as the community grows and prospers. Despite careful planning, an occasional aberration may occur. The traffic and entry problems we are incurring as a result of activities at the Stallion Restaurant are the present-day aberration.

Access Control & Security

Unlike most other gated country club communities of which you may be a member or have visited, we face issues that were never considered or contemplated within the boundaries of a residential community because a commercial restaurant exists within Palm Beach Polo.

Stallion Restaurant, which rents space from Palm Beach Polo Inc. (Glenn Straub) in the Clubhouse, has become a traffic, noise, and nuisance problem we must address immediately. Late Sunday evening gatherings that continue into the early morning at the “nightclub” have become raucous events beyond the control of the POA as we do not operate the venue. Within close proximity to our homes, music blares all evening, while partygoers from various parts of Palm Beach County and Wellington overrun our main entrance with cars, Uber and Lyft drivers coming into and out of the community to access the nightclub in the Clubhouse.

Please be aware that the POA has responded immediately, and we will not compromise the safety and security of the residents. Specifically, our actions have led to the following:

1. The Village of Wellington (VOW) Code Compliance department has issued a violation notice to the owner as well as the tenant operating the restaurant that is operating without a special permit after 10:00 PM which is in direct violation of the VOW code.

2. The Palm Beach County Sheriff's Office (PBSO), District 8 substation in Wellington, is aware of the activity taking place. As a first step, a PBSO vehicle has been parked behind the main gate guardhouse (east gate) on Sunday evening.
3. Our entire staff, in consultation with PBSO, have increased oversight on Sunday evenings and have created five (5) staffed checkpoints at gates and roads throughout Polo identifying every driver, passenger and vehicle tag number entering the community. Ingress is limited to the main gate and guests must follow directions from security to a defined route to the back of the Clubhouse parking lot. A colored identifying paper is placed on the dashboard of every non-resident vehicle to identify it to security. Access to Polo Club Road and other parts of the community is prohibited.
4. Beginning this Saturday evening, the POA has hired a PBSO permit deputy that will patrol within the community from 9:00 PM to 5:00 AM. The patrol will immediately address any access control or security concerns. A PBSO permit deputy will remain in the community each Saturday and Sunday evening beginning this weekend through the first week of March and will be extended pending availability from the sheriff's office.
5. POA security is not authorized to monitor or check IDs in Stallion as the restaurant is not owned by the POA.

What is the Status with the Village?

We have been informed by the VOW that Palm Beach Polo Inc. (Glenn Straub) has filed an application for Extended Hours of Operation requesting permission to operate the nightclub past the VOW's Code requirement of 10:00 PM. The operator of Stallion Restaurant also signed the Extended Hours of Operation application as the Agent of Palm Beach Polo, Inc.

The application is currently under administrative review with the VOW and must be examined by several local municipal departments, including the Palm Beach County Sheriff's Office and Palm Beach County Fire Rescue.

The question of whether the restaurant permit (originally granted because it was linked to a golf course) can continue to remain in operation is also under VOW scrutiny.

What you can do to Help

Your Board of Directors has drafted a petition from our residents stating to the VOW manager, VOW attorney and council members that the residents of Palm Beach Polo are adamantly opposed to a nightclub within our boundaries. We therefore request that the Extended Hours of Operation application be denied, as our community should not be subject to commercial nightclub activity and the dangers related within a residential neighborhood with limited use private roadways.

We are requesting your signature and Palm Beach Polo address on the petition as quickly as possible as the application is currently up for review. A final decision by VOW officials has not yet been made, which is why we need your completed petition today or, at the latest, over the weekend.

For your convenience, the following page of this newsletter is a copy of the petition which you may print, sign, and email to polo.poa@polopoa.com.

If you are in residence, copies of the petition are available at the front desk of the **Polo House** (on Alissa's desk) and at the **Health and Racquets Club** desk. Once received, the petitions will be delivered to the VOW.

As we (once again) navigate unnecessary and undesirable external turbulence, rest assured your Board of Directors will take every measure to defend and protect the safety and security of all residents and we continue to monitor events.

Thank you again for your continued support.

The Board of Directors
Palm Beach Polo & Country Club Property Owners' Association, Inc.

RESIDENT PETITION

I, we _____(NAME)(s)

property owner(s) residing at _____(ADDRESS),
within Palm Beach Polo and Country Club Property Owners Association, respectfully
petition and request that the Village of Wellington, and all related governmental
authorities, specifically deny the Extended Hours of Operation application related to
plan number 2025-0001-EXT, submitted by Palm Beach Polo Inc., for, and on behalf
of, Stallion Restaurant operating at 11630 Polo Club Road, Wellington, FL 33414.

Date: _____