

**Palm Beach Polo & Preserve  
11585 Polo Club Road  
Wellington, Florida 33414**

April 14, 2023

Dear fellow residents,

Thank you for your attendance at the annual meeting and for your concerns over the many issues that face an engaged community of 1,253 homes and approximately 3,000 people.

Although a good number of the concerns raised will be addressed and, hopefully, assuaged in this letter, we are aware and understand some residents will remain in opposition as is their right.

As a result of feedback from the annual meeting, a communications committee has been formed to improve internal and external communications between residents, HOA presidents, and board members. Your communication suggestions are welcome and should be addressed to either Diane Hodges or George Tauber through the Palm Beach Polo & Preserve (PBP&P) office or on the updated website.

**The re-born Council of Presidents (COP)**

The COP is a committee consisting of the Presidents of each homeowner's association who gather to discuss common interests, association business and other communal issues.

Minutes of the meetings will be distributed to the presidents for distribution to their community's residents and posted on the website, [www.palmbeachpolopoa.com](http://www.palmbeachpolopoa.com).

The 2023 COP meeting schedule:

First: Sept.- Dec. Welcome back issue.

Second: Dec. - March. Current PBP&P and equestrian happenings.

Third: April-August Seasonal wrap-up and summer project alerts.

Or as required.

## **HOA Board Meetings**

A POA board member will be available to attend individual HOA meetings. Requests for a meeting may be made through the PBP&P office. As there are 37 HOA's and 8 board members, meeting requests will be limited to 1 meeting per year with an individual HOA absent emergency events.

## **Newsletters**

Newsletters will be sent in a timely manner. Three of the newsletters will conform to the COP meeting scheduled above. The communication committee will contribute to these newsletters in an effort to educate residents about issues and topics of pertinence and relevance to our community.

## **Website**

The POA website will be updated and refreshed. Residents will be able to reach board members through individual web addresses that will be posted shortly.

## **Frequently Asked Questions**

### **Quorum**

We have not been able to achieve a quorum for ten years, despite many prior efforts. This situation is not unique to PBP&P and is an ongoing problem for many communities in Florida.

This year we will conduct an all-out attempt to cure this situation:

- We will extend the length of the proxies to the extent allowed by law.
- We will mail out annual meeting reminders on the first of every month from November through March.
- We will supply each HOA president a check-off list for every resident in their community. Every resident must be contacted individually by the HOA president.

## **Annual Fees**

Every resident in PBP&P pays the same amount of the annual fees no matter the value of the property. That is the manner in which the club was established. In order to change that structure, the state of Florida requires a 100% vote of the residents.

## **The Soccer Field and Tennis House Properties Purchase**

The Farrell Companies entered into an agreement to purchase these properties from the declarant, not from PBP&P, which did not own them. Over the years, several undesirable proposals (see enclosed site plan from 2021 made by a developer proposing to construct a 312 unit rental complex on the soccer fields) to develop those parcels have been submitted and, fortunately, did not take place due to the seller's ambivalence.

As a result of the real existential threat from yet another unacceptable proposal, the Farrell Companies appeared to be a measured and prudent step to prevent over building and unwelcome density.

The declarant is now in full sale mode as a result of the following:

- The last two major parcels, Cypress Island and Blue Cypress are close to being sold out.
- The sale of the Dunes Course (now Dunes Preserve) to PBP&P.
- The sale of the Polo House to PBP&P.
- The pending sale of the Cypress Course.
- The declarant's intent to concentrate his efforts on other projects.

## **The Dunes Preserve**

The acquisition of the Dunes Preserve has restored a sense of community and provided a sanctuary for our residents and their pets. It is a perfect example of why PBP&P must be in control and the master of fate of every inch of land we can acquire from the declarant.

## **Why Purchase the Clubhouse?**

30 years ago, Palm Beach Polo & Country Club maintained three separate clubhouses: Tennis, Golf and Polo. Today, we have been left with a single clubhouse owned by the declarant, operated by an outside vendor and is open to the public.

We do not control the staff, menu, pricing, or ambience. We do not have communal events, meeting rooms or amenities. It is in every resident's interest that we change this situation and restore a communal facility for the benefit of every PBP&P resident and their guests. We cannot be a "club" without full club facilities.

The clubhouse will be refurbished, and a new fitness center will be added. Due diligence has begun on the building and amenities. Tennis and Pickleball or Paddle courts will be built near the clubhouse. The Farrell companies have agreed to provide the courts on a "cost only" basis at no profit to them. The cost will be included in a new financing package that will be added to the annual fees. No special assessment will be required.

## **Why Purchase Big Blue?**

Big Blue is a 93-acre cypress grove within our boundaries but is presently owned by the declarant. "The Big Blue Preserve is a 93-acre Cypress hammock, the largest remaining stand in South Florida and an important environmental area ..."

As with the soccer and tennis properties, Big Blue is in play but not as a sale to outside developers. The declarant has stated he will donate the property to a 501(c)(3) entity to allow public access to organizations such as "The Boys and Girls Club", "Boys and Girl Scouts", etc.

We cannot protect the soccer fields as we do not own them, but we can protect all the open and "green" spaces remaining in PBP&P. The purchase of Big Blue will bring a total of 282 acres under PBP&P protection.

## **What do we know now about the proposed purchase?**

The \$30 million acquisition consists of the present clubhouse, parking lots, the croquet fields (13 acres in all), and the 93-acre Big Blue Preserve. It does not include the part of the driving range owned by the declarant. The driving range has been rented to the entity purchasing the Cypress Course on a year-to-year basis. More financing details will follow the BOD's due diligence with the lender.

## **How will the proposed purchase affect the residents?**

- For the first time in 30 years, the residents will have a community center owned, operated and existing solely for the use and pleasure of the residents and their guests.
- The threat of future development and the usurping of open spaces will be eliminated.
- Home values should be further increased by the addition of a communal center and amenities.
- The shadow that has hung over PBP&P as a result of the negative press and public statements of the declarant will be removed as we undertake the rebirth of Palm Beach Polo and Preserve.

## **Zoning Changes**

Zoning changes are granted by the Village of Wellington on a case-by-case basis. A zoning change in one area does not ensure that another area would automatically be granted a change.

As always, your Board of Directors and HOA presidents are open to discourse, debate, and discussion at your request.

Yours sincerely,

The Palm Beach Polo POA Board of Directors

# PALM BEACH POLO

Wellington, Florida



SITE DATA	
TOTAL SITE AREA	22.7 AC
3 STORY / 24 UNITS (8)	312 UNITS
TOTAL UNITS	312 UNITS
TOTAL PARKING	514 SPACES (1.64 PER UNIT)
TOTAL LAKE	3.16 AC (14%)

SITE PLAN - CONCEPT 1