



March 18, 2024

Dear fellow residents,

It is mid-March and in a few weeks the taillights of departing horse trailers will light up the evenings as our seasonal equestrians depart for their northerly or western homes.

### **Wellington Lifestyle Partners (WLP) / Tavistock / Nexus Brouhaha**

After countless committee and public hearings, the Village of Wellington (VOW) voted to approve plans to remove land from the Equestrian Overlay Zoning District (the equestrian preserve) to facilitate expansion plans for the horse show and further housing development.

As you are all aware, emotions became elevated as some of us were opposed to the plans (as submitted) while others approved. Going forward, our Board of Directors (BOD) will monitor and comment as the VOW allows the changes and construction to proceed. We will be vigilant and encourage residents to report to us if they believe something untoward is taking place near our boundaries.

### **The Party for the Preserve**

The third annual Party for the Preserve will take place-rain or shine- on Tuesday, March 26<sup>th</sup>, between 6:00 PM and 9:00pm. Tickets and tables are still available for purchase at the following link: <https://www.eventbrite.com/e/3rd-annual-party-for-the-preserve-tickets-837739339917?aff=oddtcreator>

Arrival by golf cart or walking is encouraged as parking is limited. Casual attire and grass-friendly shoes are suggested and while we love our pets, we request that your dogs, horses, emu's, and iguana's remain safely at home.

## **Health & Racquets Center**

Despite some initial drama emanating from the acquisition of the Health & Racquets Center property (fka The Tennis House), the residents have fully embraced the facility and the collegiality it affords a community that has been bereft of a resident owned amenity for thirty plus years. We have a community center at long last.

In the 60 some-odd days since we officially took complete possession, over 1,000 residents have signed waivers to participate at the facility and 99% of residents paid the first installment of the special assessment before the second came due February 15.

The fitness center is active seven days per week and the tennis and pickleball courts are getting daily play and other social gatherings such as bridge and canasta games are played several times per week.

## **Dunes Preserve, Dog Park Areas and Ponds**

This is the coyote mating season, and they are on the move within the Dunes Preserve. In addition, a Florida Panther (or Bobcat) was photographed at night on the Dunes Preserve (see picture below). We have had both animals in Palm Beach Polo forever without much incident as it is their ancient habitat. As they are both relatively nocturnal breeds, this amount of activity is unusual. What to do when encountering coyotes:

- Small dogs should always be leashed.
- Large dogs should not be allowed to chase coyotes no matter how strong one may think the dog is. Lone coyote's lure a single dog on a long exhausting run straight to the pack.
- Make noise and raise your arms over your head to appear larger.
- Wave garments and hats in the air.

This is also the alligator mating season and although we almost never have reported encounters, the above coyote prevention does NOT apply. If you see an alligator, leave the scene immediately and report the sighting to the POA office who will contact the Nuisance Alligator Hotline.



In addition to the coyote's, otters are present in the lakes and ponds within the community. They are as cute as can be and are lovely to watch swimming but keep your dog's away from them and do not let dogs into a lake, pond or canal if they are present. Otters will protect themselves with razor sharp teeth and claws that can do terrible damage in seconds.

Palm Beach Polo is not a jungle, but vigilance is required in every part of life and that includes taking your car keys home and locking both the car and house.

### **Community Safety, Security and Access Control**

For the first time in its history, the access control staff and POA office processed nearly 1 million vehicles in 2023 at the three designated entry points to the community. The POA staff and Access Control team are continuously reviewing procedures and protocols to ensure safety for all residents and guests.

With the above stated, and beginning as of this newsletter, the following access control procedures will take effect:

Between the hours of 10:00 PM and 6:00 AM, seven days per week, the following delivery services will not be permitted access into the community:

- Delivery Dudes, Door Dash, Toast, Uber Eats, Grubhub, ASAP, Instacart, and Amazon (including Amazon Flex).

- If a food delivery services comes to one of the entry gates, the driver will be instructed to park in the sales center parking lot and the resident / tenant / guest will be advised that they can drive to the front entrance to pick up the delivery.
- Package delivery services such as Amazon are to be advised that they can return during regular business hours.

Fedex, UPS, DSL and USPS (United States Postal Service) are exempt from the above protocol so long as they are in uniform and a properly marked vehicle with logos.

To say that the above-listed food delivery services are loosely regulated with little to no direct supervision would be an overstatement. The drivers do not obey posted speed limits and the traffic rules of the community and arrive with other passengers who would otherwise not be granted access to the community. Said drivers arrive at the gates at early hours such as two or three in the morning and we cannot have them roaming the community at those hours.

The above protocols are supported by the POA and have come recommended by the Palm Beach Sheriff's Office and our access control staff.

### **Big Blue Preserve**

The POA leased the 92.4 acre preserve known as the Big Blue Preserve for 99 years as a protective measure against future development. It is, once again, open to our residents and the original dog park has been restored.

The POA agreed to take over routine maintenance after the Village of Wellington (VOW) sued and won a judgement against Palm Beach Polo Inc. (an entity controlled by the developer) requiring them to restore parts of the preserve the VOW claims they damaged. According to the VOW, that restoration has not yet taken place and is not the responsibility of any entity other than Palm Beach Polo Inc.

Mr. Straub (the President of Palm Beach Polo Inc.) sued the POA which the POA believes is designed to annoy and provoke as he has done on numerous occasions in the past. The POA has no intention to be bullied and has filed a motion to dismiss which will be heard in late May. We believe we may well prevail. To date, the legal expense amounts to less than \$2.00 per resident. A small fee to protect 92.4 acres of the last independent Cypress Stand in this part of Florida.

### **Palm Beach Polo POA Annual Meeting**

The annual meeting is scheduled for Thursday, March 28, at 3:00 PM at the Village of Wellington Community Center behind Village Hall.

This is the first time the POA will introduce and undertake electronic voting. The POA is allowing residents to vote electronically on two (2) proposed amendments to the POA's Bylaws. The proposed amendments, if adopted, will (1) adopt a new "condominium-style" of election procedure, and (2) provide the POA with the authority to approve and disapprove sales and leases within the community. Residents who have not opted-in to electronic voting will still be able to vote by using the limited proxy mailed out with the notice of the annual meeting. If the amendments are approved, the next election of the Board of Directors will proceed according to the new procedures and members will be able to vote electronically for their representative on the Board.

Traditionally, our voting process is lengthy and time consuming as property owners must be properly accredited and registered individually if they have not submitted proxies prior to the event. The POA requires owners who may be collecting proxies in their neighborhood to bring those proxies to the POA's office for validation no later than 5:00 PM on Tuesday, March 26. This will help avoid long lines for check-in at the annual meeting.

We expect the inaugural electronic voting process to include unforeseen problems and glitches and we must ask everyone to be patient as this long-awaited event unfolds. The annual meeting and voting will be conducted by the POA staff and our attorneys who are familiar with the process, and the third-party vendor who will assist with the actual tabulations.

As stated, this is our inaugural attempt at electronic voting. Unlike many other communities of our size that employ bloated staff and management levels, the POA is managed by a lean staff of three and it has taken all our limited resources to organize the acquisition of the Health & Racquets Center and electronic voting.

We will continue forward working for the best for all residents.

Sincerely,

Andrew Carduner  
President  
For the Board of Directors