



PALM BEACH COUNTY OFFICE OF COMMUNITY REVITALIZATION

2300 N JOG RD., WEST PALM BEACH, FL 33411

PHONE: (561) 233-5303 | FAX: (561) 656-7963

EMAIL: OCRNEWS@PBC.GOV | WEBSITE: [HTTP://PBC.GOV/OCR](http://PBC.GOV/OCR)



COUNTYWIDE COMMUNITY REVITALIZATION TEAM MEETING MINUTES

Meeting Title:	Countywide Community Revitalization Team Meeting
Facilitator:	Houston Tate, OCR Division Director
Minutes Prepared by:	William Wynn, OCR Senior Planner
Date/Time:	February 18, 2025
Location:	2300 N Jog Rd., Room 1E-60, West Palm Beach, FL 33411

MEETING ATTENDANCE

1. Aminta Culmer	New Horizon Worship Center, Melaleuca Avenue-Pine Air West
2. Angela Cleare	Haverhill East Resident
3. Angelique Pickett	PBC Criminal Justice Commission
4. Anna Stewart	Drowning Prevention of PBC
5. Audley Reid	PBC OCR
6. Belinda Gilbert	Haverhill East Resident
7. Bobbi Jo Robinson	PBC Public Affairs
8. Chrystal Mathews	PBC OCR
9. Cyndi Longley	PBC Cooperative Extension Service
10. Daniel Duenas	PBC Parks & Recreation
11. Elisa Espinoza	Family Impact PBC
12. Fadi Nassar	PBC Traffic Engineering
13. George Schott	PBC OCR
14. Houston Tate	PBC OCR
15. Jodiann Brown	Agency for Persons with Disabilities (APD)
16. Johnny Gillins	CAM Estates Resident
17. Joyce Cai	School District of PBC
18. Katharine King	CAM Estates Resident
19. Lana Blackman	SWA
20. Lana Martinez	San Castle Resident
21. Lesley George	PBC HED
22. Lorna Stamp	Gramercy Park Resident
23. Michael Thomas	Family Creed, Inc.
24. Mikayla Guerrier	Florida Rural Legal Services
25. Milroy Senat	Agency for Persons with Disabilities
26. Niccole Smith	Area Agency on Aging of Palm Beach/Treasure Coast, Inc.
27. Oscar Alvarez	PBC Public Safety
28. Paul Pickett	PBC Code Enforcement
29. Richard Sena	PBC Attorney's Office
30. Robert King	CAM Estates Resident
31. Ruth Moguillansky	PBC OCR
32. Shanna Walker	Cabana Colony Resident
33. Stefania Russell	PBC HED

- | | |
|----------------------|---------------------------------|
| 34. Susan Foley | PBC Behavioral Health Coalition |
| 35. Vanessa Williams | Pahokee Housing Authority |
| 36. William Wynn | PBC OCR |

MEETING MINUTES

I. WELCOME AND INTRODUCTIONS

Houston Tate, OCR Division Director, called the meeting to order at 10:03 a.m. and welcomed everyone to the meeting. CCRT members, OCR staff, and meeting attendees introduced themselves.

II. DEPARTMENT UPDATES

- Anna Stewart, Drowning Prevention of PBC
 - Drowning Prevention is offering free land-based water safety presentations for HOAs, businesses, schools, and other groups. <https://survey.pbcgov.com/s3/DPC-Presentation-Request-Form>
 - On March 1st, the free and reduced swim classes for children ages 2 through 12 will begin. <https://discover.pbcgov.org/drowningprevention/Pages/FreeLessons.aspx>
- Lana Blackman, SWA
 - Paint release on February 28th from 9 am to 11 am. The Recycled Paint Program is a one-time donation of exterior latex recycled paint that is available for qualified homeowners who live in a single-family home. Apply at <https://swa.org/formcenter/customer-service-4/recycled-paint-donation-program-applicat-89>
 - Paint Your Heart Out Palm Beach County and Rebuilding Together of the Palm Beaches are actively working to revitalize homes.
 - Upcoming projects in the following CCRT areas
 1. March 1 - Gramercy Park
 2. March 5 - Gramercy Park
 3. March 22 - Forest Hill Village South
 - For applications or to volunteer, email lbblackman@swa.org or lmoreno@swa.org or call, 561-697-2700, ext. 4701 or 4717.
- Stefania Russell, PBC HED
 - Foreclosure Prevention Program, contact the Mortgage and Housing Investments Division, located at 100 Australian Avenue, 5th Floor, West Palm Beach, FL, or by phone at (561) 233-3600 (Receptionist)
 - The HED Strategic Planning section is currently working on its 5-year consolidated plan. Public meetings will be held on March 18th and 19th.
- Fadi Nassar, PBC Traffic Engineering
 - Traffic Engineering is currently working on speed hump projects with OCR staff.
- Paul Pickett, PBC Code Enforcement
 - Gave updates on code enforcement complaints within CCRT areas.
 1. Gramercy Park, 5880 Bahama Court has been issued a violation for the parking of a commercial vehicle on a residential roadway.
 2. San Castle, 400 Ficus Tree – The pool is full of green algae and debris
 - This property currently has liens on the property since 2023
 3. San Castle, 450 Ficus Tree Drive – The fence is damaged and had fallen apart, neighbors tied the fence back temporarily
 - This property currently has liens on the property since 2023. On

February 14th, a site visit was made to this address. There were no life safety issues observed from their vantage point. Code Enforcement could not go onto the property. If allowed to go onto a neighbor's property, code enforcement could take photos of the property in question. If pictures can be taken and there is an issue, the PBC Building Department will be notified by code enforcement. Lana Martinez, a San Castle resident, stated that there are holes in the fence because the property owner cannot afford to fix the fence. Smells are coming from there, and the pool is very green to the point where if a person does not pay attention they could walk right into the pool. Ms. Martinez will speak with a neighbor to see if they will let code enforcement take pictures from their property. Mr. Pickett gave Ms. Martinez his contact information.

4. CAM Estates, 1021 Cameo Circle: Mr. Pickett advised that there is a history of violations at this property. It does not matter if the vehicle is there or not; the property owner will have a hearing, called a "two have been hearing", meaning that there is a history of moving the commercial vehicle and bringing it back to the property. Once the "two have been" have been enforced and the property owner is adjudicated each time that the commercial vehicle is there, it will be a \$150 - \$250 fine each time. Katharine King, CAM Estates Resident, stated that someone in the community is keeping a record of when the vehicle is there.
5. Ms. King asked if a complaint could be a community complaint. Mr. Pickett replied that the complaint could not be a community complaint; it has to be from an individual with their information included.

- Daniel Duenas, PBC Parks & Recreation
 - The Mack Bernard Park community center, formerly the Gramercy Park community center, is still under construction. Due to construction delays, the new completion date has been moved to mid-July 2025.

III. UPDATE

- Susan Foley, Palm Beach County Behavioral Health Coalition (PBCBHC)
 - PBCBHC aims to stop the Start of substance use in our community and support healthy behavioral health.
 - PBCBHC distributes free Naloxone to reverse opioid overdoses.
 - PBCBHC has prevention training in underage drinking, vaping, marijuana, and medication safety.
 - PBCBHC School Bus Drug Prevention Media Contest, inviting students from kindergarten through 12th grade in Palm Beach County to showcase their creativity. Participants submit original works ranging from art and video to dance that convey a powerful substance prevention message. Winners are awarded prizes, which include a \$1,000 scholarship. Poster category winners also have the honor of displaying their art on all Palm Beach County public school buses. The poster contest public voting is open until 2/21. Vote once per day for your favorite prevention poster from Elementary, Middle, and High School students. <https://forms.gle/TBJiRq5sUAycDyzu6>
 - SusanFoley@pbcbhc.org (561) 374-7627

IV. OCR UPDATE

- Chrystal Mathews
 - The pre-application workshop for the 2026 fiscal year Neighborhood Engagement and Transformation Grant (NEAT) is on March 6 at 6 pm. The application is due on May 15. The grant is a 50-50 match grant. Either cash or volunteer hours can be used for the matching funds. The grant program is for residents who live in our CCRT

neighborhoods. The grant award is up to \$10,000.

- Houston Tate
 - FPL researched and determined that a streetlight fixture can be installed on the pole at the NW corner of Brian Way and Belvedere Rd. FPL advised that the light for this location is in preliminary design. FPL did not give OCR a specific timeline.
 - FPL will be installing a streetlight on the existing pole located on the south side of Belvedere Rd across from Brian Way. FPL did not give OCR a specific timeline.
 - Received a complaint from William Muth of potential code violations in the Palm Acres Estates-Congress Meadows CCRT area. 2840 Holly Rd, 2877 Holly Rd, 2915 Holly Rd. Stated these addresses have continuous noise violations. Mr. Tate will forward the information to Paul Pickett.
- Audley Reid
 - Advised the attendees that there would be a Gramercy Park committee meeting on February 18 at 6 pm to discuss speed hump and street lighting projects.]
- Ruth Moguillansky
 - Reminded everyone about the 2025 Back to School PBC! event
 - Registration Deadline Date: Thursday, May 1, 2025,
 - Event Date: Saturday, July 26, 2025
 - Register at www.backtoschoolpbc.org

V. RESIDENT QUESTIONS/COMMENTS

- Aminta Culmer, New Horizon Worship Center (Melaleuca Avenue-Pine Air West CCRT Area)
 - Free Community Health & Wellness Fair, Feb 22nd 10 am - 2 pm at New Horizon Worship Center, 4281 Palm Ave., WPB, FL 33406 <https://newworship.org/event/347/>
- Belinda Gilbert, Haverhill East Resident
 - Ms. Gilbert thanked Engineering for putting the dead-end street signs up in the community
 - Ms. Gilbert would like the issues with the increased homeless problem in the area followed up on. Mr. Tate advised that he would make sure this information gets to the appropriate person
 - Ms. Gilbert thanked OCR/CCRT for assisting in getting the sinkhole problems at a Gramercy Park resident's property resolved
 - Elevate Florida: Grant Program Now Open!
 - Florida residential property owners - the state's mitigation grant program is now accepting applications! This program helps protect homes & communities by reducing damage from natural disasters like hurricanes & floods.
 - Learn more & apply: floridadisaster.org
 - <https://pbcportal.pbcgov.org/Lists/Announcements/DispForm.aspx?ID=6627&RootFolder=%2FLists%2FAnnouncements&Source=https%3A%2F%2Fpbcportal%2Epbcgov%2Eorg%2FPages%2FDefault%2Easpx>

VI. PRESENTATION

Houston Tate, OCR Division Director, introduced the presenter, **Cyndi Longley, a Family and Consumer Sciences Agent with Palm Beach County Cooperative Extension Service and a HUD Certified Housing Counselor**, as our guest speaker. Ms. Longley provided valuable **tips on how to shop and save on Homeowner's Insurance**.

Mrs. Longley began her presentation by introducing herself and thanking the CCRT for allowing her to present. She advised the meeting attendees that the Cooperative Extension is a partnership between state, federal, and county governments that provides scientific knowledge and expertise to the public. UF/IFAS Extension is located in 67 counties in Florida and has 12 research and education centers. The University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) mission is dedicated to developing knowledge in agriculture, human and natural resources, and the life sciences and to making that knowledge accessible to sustain and enhance the quality of human life.

At the local level, cooperative extension agents have different areas of expertise, such as housing education, agriculture, master gardening, and the 4H department, which works with youths. Cooperative Extension has many different areas of expertise. If there is an area of need outside of their expertise, they will steer you in the right direction.

Mrs. Longley advised that the objective of her presentation is to get meeting attendees to understand the key factors that influence homeowners insurance costs, share strategies to reduce premiums and save money, share ways to qualify for discounts, and learn how to shop for and compare insurance policies effectively.

- Reasons why an insurance company may drop a policyholder
 - Some reasons homeowners are being dropped from their insurance policies.
 1. Increased risks from natural disasters
 2. Rising cost of claims
 3. Financial instability of insurers
 4. Failure to meet policy requirements
 5. Fraudulent or excessive claims
 6. State-specific market challenges
 7. Market exiting or downsizing
 8. Changes in underwriting standards
- Homeowners insurance shopping tips and strategies
 - Compare quotes from multiple providers.
 - Bundle Insurance Policies.
 - Increase your deductible.
 - Maintain a good credit score.
 - Make your home disaster-resistant.
 - Ask about discounts.
 - Avoid over-insuring.
 - Reduce risks for lower premiums.
 - Shop early.
 - Learn about group insurance options.
- Contact state insurance (Fair Access to Insurance Requirement Plans) if you are having trouble being insured. 850-413-3140.
- Florida Office of Insurance Regulation: <https://www.floir.com/consumers/choices-rate-comparison-search>
- Division of Insurance Agent and Agency Services: <https://myfloridacfo.com/division/agents>

* A copy of the full presentation is included as an attachment.

Questions/Comments

- Ruth Moguillansky, PBC OCR, stated that she received a letter from Citizens that if she found insurance from another insurance company and the premium was less than 20 % of what Citizens offer, she is required to accept that offer. Mrs. Longley replied that she was not sure. She will look into it and get back to Ms. Moguillansky.
- Susan Foley of Palm Beach County Behavioral Health Coalition (PBCBHC) stated that State Farm offers an electrical monitoring system called TING. TING identifies any electrical issues that could cause damage. The subscription is free to State Farm homeowner's insurance policy owners.
- Susan Foley of Palm Beach County Behavioral Health Coalition (PBCBHC) stated she sold her home. If the new homebuyers have an issue getting home insurance, does that fall back on her, the seller of the home, or is it an issue for the homebuyer? Mrs. Longley replied that it would be on the new homeowners. Mrs. Longley also states that some homeowners have an

issue when they are closing on their home with getting insurance, especially if it is during hurricane season. It should be detailed in their closing documents the time they have to get home insurance. It also depends on what is in the contract.

- Aminta Culmer, New Horizon Worship Center, Melaleuca Avenue-Pine Air West asked if, with the 8-hour homebuyers course, the instructor could come to a community if there was a minimum number of people in the group. Mrs. Longley replied that the course is virtually but can also be held in person. Ms. Culmer asked how one signs up for the course. Mrs. Longley replied that the classes are being offered on Eventbrite. Mrs. Longley will provide the Eventbrite dates. Once on the Eventbrite site, click on your chosen date. The course has two sessions, 4 hours each. Morning options and evening options. You sign up, then you will receive a link, and then you will be registered for the class. At that time, you will receive all the course materials, and you will be sent all of the reading materials, the PowerPoint, and the agenda. When the course is complete, the attendee will receive an 8-hour certificate for the homebuyer's course.

The meeting adjourned at 11:33 a.m.

Approved by: Houston L. Tate, OCR Director _____