

SARATOGA BAY HOMEOWNERS ASSOCIATION, INC.  
P.O. BOX 222486  
West Palm Beach, Florida 33422  
AUGUST 11, 2025

NEIGHBORHOOD NEWS UPDATE

Dear Homeowners:

First, an apology for not having a news update to the February 14<sup>th</sup> Newsletter posted to you sooner. No excuses.

Second, your new Board of Directors is comprised of:

President: Jay Kreisberg

Treasurer, VP: Paul, Azzurro

Secretary, VP: Blanche D'Amore

VP: Stephen Frankel

VP: Tony Koles

Your Volunteer Committees Are:

- Architectural Control Committee ("ACC")  
Jay Kreisberg, Chairperson (who will resign when a Chairperson surfaces)  
Ken Stice, Vice Chairperson  
Mechelle Brown  
Jeffrey Cloninger  
Tony Koles  
Jody White
- Board of Administration Committee ("BOA") a brand new committee  
Chairperson to be determined  
Carmelina Douai  
Bettina Landt  
Robin Stice
- Bright Ideas Committee ("BIC") a brand new committee  
Chairperson to be determined  
  
Stephanie Koya  
Donna Johnston  
Charlene MacDonald
- Issues and Actions Committee ("IAAC")  
Jay Kreisberg, Chairperson

- Landscaping (includes Irrigation) Committee (“LIC”)  
Paul Azzurro, Chairperson  
Soo Christoff
- Technology Committee (“TC”)  
Hendrik Hoch, Chairperson  
Soo Christoff
- Toolbox Committee (“TBC”)  
Patrick Farrington, Chairperson

We wish to thank all of our homeowners for volunteering their time to make our community better. We have openings on: BOA, BIC, IAAC, LIC, TC and TBC. Each one of these committees can use your perspective. Please contact: Jay Kreisberg [saratogabayhoajay@gmail.com](mailto:saratogabayhoajay@gmail.com) or by telephone at: 917-757-7854 if you wish to join or just have some questions before you do join.

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#### SBHOA PROJECT’S GENERAL COMMENT

This will apply to all projects---both past, present and future. There is not one Board Member or Committee Member who does not want to see each and every project, repair or task completed on time and/or within reasonable cost or within the budget provided.

Having said that, the world of physical infrastructure comes complete with many variables when you want to fix or install something. Sometimes it is a product, sometimes it is a vendor, sometimes it is the elements, and sometimes it is just plain karma that becomes a hurdle that one must overcome.

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#### SBHOA PROJECT UPDATES

1. Fire Hydrant at 2358 SBD.  
The second of two non-functioning fire hydrants was finally repaired in April.
2. New Interior Community Road Signage.  
Completed project in April that included all new STOP signs, all new Street signs, a new Curve sign by 2349 SBD and a new Northend/Southend Directional House Number sign.
3. Interior Community Road Paving.  
Being considered for some time down the road (bad pun, I know). Could be years. Will be looked at when the tree roots have been assessed and after we address needed sidewalk repairs.

SBHOA PROJECT UPDATES CONTINUED

4. Irrigation/Pumphouse.

We have had several separate service issues with our sprinkler system/pumphouse. For each one, the service provider (not 3 Brothers, but a pump specialist) took a week to schedule.

We had these issues:

Cracked check valve needed to be replaced.

Pump pressure needed to be regulated.

Transducer (turns water into electricity) needed replacing.

Failed computer reading.

#1 and #2 pump overload failures due to low water pressure settings.

FPL power surge that shut our system.

Clogged sprinkler heads due to inactivity.

Failed sprinkler valves due to overloads.

Crimped wiring causing a short.

We presently just have one issue with two houses in Cypress Tree Circle. Image Sprinkler will be here on August 18<sup>th</sup> to address.

Image Sprinkler will also be verifying/modifying a sprinkler schedule which we will give to homeowners once we receive it.

5. Saratoga Bay HOA Sidewalks.

Paul Azzurro, Soo Christoff and Jay Kreisberg have walked the neighborhood trying to assess the sidewalks. Before we recommend, or take any action, we want to have Only Trees assess the tree root impacts upon the sidewalks and roads. To that end, we have a walkthrough with Only Trees scheduled for Wednesday, August 13<sup>th</sup>.

6. Sprinkler Leak by the Canal.

In March, 3 Brothers alerted us to a sprinkler head leak by a tree opposite the canal between the benches and right off of the road. The asphalt was soft and squeezed out water. We immediately closed off the road for fear of a potential sinkhole as we did not know how long the water was leaking under the road.

We called in Four Jays Consulting who brought in Coral Sun to do bore testing. It was determined that we suffered an approximate 10% integrity loss. We were advised that it was safe to reopen the road but that we should just continue to monitor it and consider repaving the road sooner rather than later.

## SBHOA PROJECT UPDATES CONTINUED

7. New Insurance template for vendors.

We now have an insurance template from our insurance broker that names SBHOA as an additional insured for Homeowner work and for our own vendor work as well.

We added a \$5M Umbrella Insurance policy to augment our basic \$1M insurance policy which covers the Board of Directors and Volunteer Committee Members as well.

8. Property Management.

We have exchanged three drafts of a prospective management agreement with GRS Management. If approved, GRS will assume the full management of our community on January 1, 2026. It will be a three (3) year contract cancelable for any reason, with or without cause, upon sixty (60) days prior written notice by either party. The base monthly cost will be \$1,726 per month (roughly \$14.15 pm per household).

The expectation is for an executable contract to be given to us this week or next. It will be presented to the Board for execution by Jay Kreisberg, as president, at our next monthly Board Meeting on Wednesday, August 27<sup>th</sup> at 7pm at the Shiloh Clubhouse located at 3031 Shiloh Drive, WPB.

9. Callbox Directory and the Entry and Exit Gates.

These two, while heavily intertwined, are actually two separate devices. When the callbox is out of order, we must keep one of the entry gates open to allow both residents, guests and vendors to enter.

Callbox Directory.

A couple of months back, the callbox got fried as well as the computer Power Over Ethernet switch in what we now know was an FPL power surge. It happened on a Friday night, and our gate vendor, John Rivera from Sunshine Lock, was closed for the ensuing week for vacation.

When he came back, John tried several fixes including wiring and cable changes. A week went by with no luck. John then reached out to Paxton, the manufacturer of our callbox. John spent hours on the phone while onsite with different Paxton in-house reps over the course of several days. Each suggested fix led nowhere.

Jay then called the Paxton sales rep and asked for a warranty replacement as the callbox was under two years old. Paxton fought us. After some more hounding, Paxton agreed

## SBHOA PROJECT UPDATES CONTINUED

that we had a dead callbox, and a new Paxton callbox was ordered. This is what caused the next three-week delay and our gates to remain opened.

BlueLogic IT, our in the field Paxton tech rep, came out and installed the new callbox. However, that too, proved not to be operative. After several days of minor wiring changes, a change of POE switch (power over ethernet), a new control panel and a new battery backup/surge protector, it was decided to run a whole new line from the guardhouse to the callbox. The callbox then worked.

Our latest callbox directory failure was due to moisture getting into the device from the violent storm last week. There are several minor openings in the housing and of course the driving rain hit it just right and out it went. Totally dark. BlueLogic IT had it at their shop to dry out, but it is totally dead as of Tuesday, August 12<sup>th</sup>. Blue Logic is trying to get us a demo callbox until we find out if a 2<sup>nd</sup> warranty replacement will be sent to us. If not, we will have more decisions to make, including possibly moving on to another manufacturer of Callboxes.

### The Entry and Exit Gates.

One day, a few weeks ago, the power went out to both exit gates and we had to divert traffic into the entry gates for exiting. The backup battery also failed. Sunshine Lock fixed that.

Then, around July 16<sup>th</sup>, we had the right exit gate stop working. A circuit board died and we had to keep the left exit gate open while the right exit gate was closed. Of course, then one of our residents hits the right exit gate upon exiting, and damages the arm sleeve and the gate wouldn't fully return to its required position.

We had Sunshine Lock come and fix the arm sleeve as best he could. The gate to this day won't fully align. While John came to make that fix, he installed a new long range antenna to the resident gate. The antenna will now pick up your car remote or clicker when turning into our complex from Saratoga Road. Once we get the callbox directory up and working, you can try it out.

Lastly, your Board decided not to hire a security guard when we had these gate/directory issues and two solicitors make their way into the complex due to the open gates. To turn the guardhouse into a manned guardhouse would require facility upgrade expenditures to go along with the labor costs that we did not want to incur.

## SBHOA PROJECT UPDATES CONTINUED

### 10. Road Reserve Discrepancy.

Back in December 2024, we had about \$299,000 in our Road Reserve Account. In January 2025, we had \$216,000 in our Road Reserve account. After questions were raised, we found out that a bookkeeping error had occurred which our CPA corrected during an audit.

We are now back up to about \$284,000 after various street expenses were deducted.

## SURROUNDING COMMUNITY PROJECTS WITH SBHOA BOARD INVOLVEMENT

### 1. Saratoga Road Sidewalk Repair.

A complaint was lodged in March 2024 by the Issues and Action Committee for the City of West Palm Beach to repair the sidewalks along Saratoga Road. The city is waiting on contractor bids.

### 2. Saratoga Road Repaving.

Two years ago, the Issues and Actions Committee started the campaign to have Saratoga Road repaved. Constant harping about the potholes and dangers to the students at Bear Lakes Middle School finally saw movement and as you now know, Saratoga Road has been repaved. There is no charge for the newly paved road giving you a ride like the Cyclone Roller Coaster at Coney Island, Brooklyn, New York.

### 3. Intersections of Village Blvd and Cumberland at Shenandoah.

Issues and Action Committee in concert with Bear Island Board Members campaigned to have traffic lights installed on Village Blvd. Two traffic surveys numbering 63 pages each failed to support our desire. As an aside, each traffic light would cost \$1M (design, material cost, install).

We did get Keep Right signage at both intersections. Speed rumble strips will be installed at the entry/exit of Bear Island. Street paving markings will be installed at Cumberland and at Shenandoah. Those markings are in the design stage.

### 4. Village Paws Dog Park.

We have absolutely nothing to do with this project. We are just interested parties. The city will be renovating the park so that the small dog park will become a 12 car parking lot including 2 handicapped spaces. The large dog park at the end will remain the same size. The middle dog park will now be reduced in size to

SURROUNDING COMMUNITY PROJECTS WITH SBHOA BOARD INVOLVEMENT  
CONTINUED

accommodate small dogs and medium sized dogs. This project is scheduled to start at the end of August/beginning of September and will last for 3-4 months.

The park will remain closed throughout. When all is said and done, the dog park will have a locked gate. Park employees will open it around 6am and close it around 8pm, although this can change.

5. POA Audited financials.

We worked with the Bear Island Board to get our hands on the POA audited financials for the last two years. The POA roadblocked us at every step. Written demand was made of the POA and no financials were turned over. We turned to our elected state officials, namely the office of State Senator Mack Bernard.

We were sent to the State Attorney's office in order to initiate a subpoena for these records that would be executed by the Sheriff's office of Palm Beach. County. Needless to say, this type of noncompliance with the Florida Statutes is not high on the list for the State Attorney's office. We were referred to hire a private attorney which both Bear Island and SBHOA declined to pursue.

Two weeks ago, the POA agreed to have a CPA referred to them by the Bear Island Board Members to prepare the 2023 and 2024 audited financial statements.

Our pursuit of this was to find out where our money is going. We pay \$40,000 per year to the POA, so it would be a good thing to know.

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If you have any questions, or just want to chat about any of the above referenced items, please reach out to Jay Kreisberg at: [saratogabayhoajay@gmail.com](mailto:saratogabayhoajay@gmail.com) or by phone to: (917) 757-7854

Our next Board Meeting will be on Wednesday, August 27<sup>th</sup> at 7pm. The location is our usual Shiloh Clubhouse located at 3031 Shiloh Drive, WPB.

Sincerely,  
Your Saratoga Bay HOA  
Board of Directors

