

SARATOGA BAY HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 222486
WEST PALM BEACH, FLORIDA 33422
OCTOBER 8, 2025

NEIGHBORHOOD NEWS UPDATE

Dear Homeowners:

1. The new Gate Code of 8844 will be effective until December 31, 2025.
2. The resident gate entry antenna should pick you up once you turn onto Saratoga Bay Rd.
3. A correction: in the September 30th update, I incorrectly stated that you need to have a legal background in order to become a member of the newly formed Governing Documents Review Committee (the "GDRC"). You do NOT need to have a legal background. Just common sense, creativity, fairness and a desire to help your community. Please reach out to saratogabayhoa@gmail.com to join.
4. Irrigation: the sprinkler timer serving some north end residents from 2352 SBD on was indeed fixed on Friday, October 3rd. Please have your sprinkler vendor maintain your rear yard sprinklers. Clogged heads prevent us from reaching the maximum water pressure throughout our system.
5. Visitor Entry Gate: The circuit board was fried by two gecko carcasses (photo available upon request) causing the gate to remain in the open position from Monday to yesterday. Your Board decided to spend \$5,200 (including tax and installation) on a new gate operator by Max versus \$800-\$1,100 to replace just the circuit board.

The visitor gate operator was a Liftmaster around 20 years old. Our exit gates are also Liftmasters, but are around 10 years old. Liftmaster sources out of China and Mexico and it is now difficult to get parts (and if you can get one, you are now dealing with tariffs). John from Sunshine Lock is our preferred vendor. He even put his own temporary circuit board into our right exit gate in July. We are still waiting for that warranted replacement from Liftmaster.

Max is a US company with parts available right off of the shelf. In fact, your Board approved the purchase and install last night and the new Max 1400 was installed by noon today. This Max product has film over the sensitive areas where geckos would go. We have a 5 year warranty.

So, we could have gone cheaper, but we could have faced another gecko shorting the circuitry for another \$1,000. We would then be 40% into what we paid for a new one.

Because the resident entry gate is likely to go soon, we will be budgeting \$5,500 for 2026.

Sincerely, your Saratoga Bay HOA Board of Directors