



# PALM BEACH LEISUREVILLE NEWS



*Palm Beach Leisureville Community Association, Boynton Beach, Florida*

**BOARD MEETING - JUNE 16, 3PM, R3 & ZOOM | BOARD WORKSHOP - JUNE 2, 2PM, R3 & ZOOM**

## LEISUREVILLE CRUISERS

*(more photos on page 16)*



*Leisureville cruisers on Symphony of the Seas 3/29/26*

## MEMORIAL DAY PICNIC

Sponsored by the new England Club, held at Clubhouse R3.

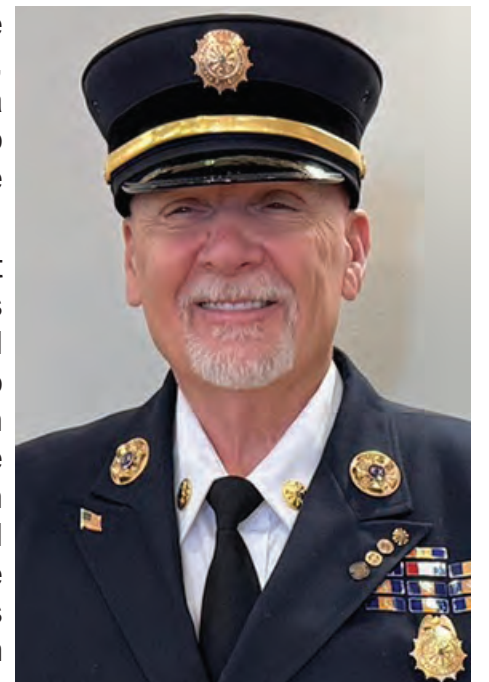
*(more photos on page 16)*



## MIKE RIZZO HONORED FOR 50 YEARS OF FIREFIGHTING SERVICE

On May 3, 2026, the Lawrence Cedarhurst Fire Department, Long Island, NY, held a celebration for Mike Rizzo to celebrate his 50 years of service in the department.

Mike joined the fire department on March 9, 1976. After 3 years as a fire fighter, Mike was elected Lieutenant and served for two years from 1980 – 1981. In 1982, he was elected to serve as Captain from 1982 – 1984. In 1995, Mike was elected Second Deputy Chief where he rose through the ranks to serve as Chief of the department from 1989 – 1990.



*(article and more photos on page 3)*

**PBLCA does not partner with, promote, or recommend any company, person, or those who advertise in our newspaper. This Publication is not endorsed by PBLCA**

**NEXT NEWSPAPER DELIVERY  
THURSDAY, JULY 2, 2026**

## LEISUREVILLE TRAVELERS

*(more photos on page 17)*



*Girls trip to Amsterdam and Paris*



**I'M NOT JUST A  
REAL ESTATE AGENT...**

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LEISUREVILLE  
NEIGHBOR!**



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*Franchise Opportunities Available*

# RIDE THE HARD ROCK EXPRESS

**BOYNTON BEACH & DELRAY BEACH**

**WEEKLY LINE RUN | EVERY THURSDAY**

ROUND TRIP TRAVEL TO AND FROM  
SEMINOLE HARD ROCK HOTEL & CASINO HOLLYWOOD

**ENJOY \$20 IN SLOT FREE PLAY &  
DISCOUNTS AT SELECT DINING OUTLETS**

**STOP #1 | BOYNTON COMMONS | DEPARTS 9:00AM**  
399 N. CONGRESS AVE, BOYNTON BEACH, FL 33426

**STOP #2 | MARKETPLACE AT DELRAY | DEPARTS 9:30AM**  
5195 W. ATLANTIC AVE, DELRAY BEACH, FL 33484

**STOP #3 | VILLAGES OF ORIOLE PLAZA | DEPARTS 9:45AM**  
7263 W. ATLANTIC AVE, DELRAY BEACH, FL 33446

**PLAY & DINE FROM 10:30AM - 3:30PM**

**RESERVATIONS REQUIRED**

**954-583-7082**

**TICKET PRICE IS  
\$30 PER PERSON**

SCAN HERE TO  
VIEW SCHEDULE



PLAYERS2GOE

© 2025, The Player's Club for details. Must be 21 years of age or older to play Slots and Table Games. Must be at least 18 years of age or older to play Bingo, Live Poker or to receive any benefits. Schedules are subject to change at any time without notice. Transportation is provided by Corporate Coaches. Management reserves the right to modify or cancel this promotion at any time based on operational and/or business concerns. Persons who have been suspended or banned by the Seminole Tribe of Florida or who have signed into the self-exclusion program, are not eligible.



# GREEN THUMB AWARDS



*Home of Steve and Tammy Smidt  
1101 SW 3rd Ave*



*Home of Roger Fortin  
1001 SW 15th St.*

The LCC sponsors the Green Thumb Award each month in the newspaper and with a yard sign. To recognize residents with well-maintained yards. You can send in nominations to PBLgreenthumb@gmail.com.

# THANK YOU FOR YOUR SERVICE

*By Laureen King*

Rich Calucci, a US Navy Veteran, greeted me with his sidekick, Louie (pictured with him). From Massachusetts, Rich excelled in sports and wanted to be a professional baseball player. The tragic loss of his younger brother changed his course.



Graduating from Fort Union Military Academy in Virginia, he went to study Architecture at Villanova. "The Dean called me in one day and strongly suggested I wasn't cut out for that. So, I went in for marketing instead," he tells me. After four years of college, he enlisted in the Navy in 1963.



After boot camp at Great Lakes, Rich was assigned to the US Harry E. Yarnell, a guided missile destroyer. "The best thing about my service was that I matured a bit and I got to travel a lot: North Africa, Italy, France, Amsterdam were just a few of my destinations."



He served as a Yeoman and worked in the office on the ship because he had a college education. His memory of being out on a ship at sea for three-month periods was lonely at times. "I missed 'home'."

He was discharged in Portsmouth, VA in 1965 and taught high school for six years where he coached baseball and skiing.

Today he is very active in the VA and owns his own company Seacoast Imprint. He also has a wonderful sense of humor which I enjoyed.

# MIKE RIZZO HONORED FOR 50 YEARS OF FIREFIGHTING SERVICE

*(continued from page 1)*

After Mike's time as chief he didn't take a break. He was then elected fire commissioner, where he remained in the position for 25 years. During the past 50 years, Mike served on many different committees with the fire department. Mike has also received many awards and recognitions in the fire service. The most important thing you can do as a firefighter is to save the life of a person trapped in a fire. This is the highest award you can receive, and it is no surprise Mike received it. On January 22, 1985, as a Deputy Chief, Mike responded to a report of a house fire in the village of Lawrence. Upon arrival he was advised of people trapped on the third floor of a large mansion. Without the protection of a hose line and disregard for his own personal safety, Mike reached the third floor to find thick black smoke and an active bedroom fire. As Mike continued to search for victims, he found an unconscious female at the doorway of the room on fire and radioed for assistance.



The woman, weighed approximately 250 lbs. but Mike was able to remove the victim to the floor below. At this time, he was met by two other Chiefs and together they were able to remove her to the ground floor and outside. Because of Mike's actions, he successfully saved the woman's life and was awarded the Gold Medal of Valor, the highest honor given to a firefighter on Long Island. Mike still continues to return to Long Island, 6 – 8 times a year, to serve the fire department.

When Mike is not serving the fire department, he is home serving the community: Chairman of the Golf Committee, Secretary of the Fining and Appeals Committee, Secretary of the Men's Golf League, bingo caller every Monday, and also serves as a Vice Commander of the Son's of the American Legion Post 164, Boynton Beach.





**JOIN THE FUN  
DELIVERING OUR NEWSPAPERS**

Our Leisureville News needs volunteers to deliver our papers each month. We have openings available in or near your neighborhood.

If you are a new homeowner, its a great way to participate in our community !

**CALL CHAIRPERSON VIVIANE DIETSCHY**

**561-704-3282**

If you want to have more fun, join our volunteers delivering our LV paper. As always, thank you to all our volunteers. Just a reminder, please do not place papers in mailboxes.

To Section leaders: Please review your list of Block Captains as some have left for various reasons.

To Block Captains: Please make sure to include your section and phone numbers when picking up your papers. If you don't remember what section you are in, please call your Section Leaders. Thank you. It's our pleasure to be a volunteer too.

A message for previous and or present Section Leaders: please look in section bin where there is NO COVERAGE in your area. We have openings for addresses that are not receiving our Leisureville Papers. As always a big thank you for your volunteering.

Viviane Dietschy Chairperson - Patti Barbaro Co Chairperson.

**HEAR YE HEAR YE**

Leisureville needs volunteers to put the flags out on the holidays

Contact Mae Lazarus 561-414-9420

**FLAG DISPLAY VOLUNTEERS PLEASE NOTE:**

The Board of Directors has approved the addition of Sept. 11th to the list of holiday commemoration days for flag displays please add the date of 9/11 to your list,

As always thank you for your support to our community.

**Advertising in the Leisureville News**

Running an ad in our paper can be very easy. You can stop by the Leisureville office located at 1007 Ocean Drive and ask for a copy of either an **AD contract** or a **CLASSIFIED AD contract** which details information we need in order to set up your account. Also listed are the sizes and prices for ads. You may submit your ad either by computer or by taking the ad and your money to the office. An ad contract is for business ads. A classified ad is for residents who wish to sell or rent something (home, goods, services, etc.) If bringing to the office, use an envelope and write "Leisureville News" on the envelope along with your check in the correct amount and your ad or classified form, Leave it in the office or you can mail the check (the address is on top of the form). We must have your check within 5 days after you submit the ad.

Classified ad forms and business ad forms can also be downloaded from the web. Go to [www.mypblca.com](http://www.mypblca.com) and click the newspaper link. Then click on e-forms and print the appropriate one,

The Palm Beach Leisureville newspaper has an electronic office. We have a telephone number that anyone who wants to run/publish an ad in our paper can call to get information. Someone will return your call in a timely manner, but you must leave a detailed message with a call back phone number, your name and some idea as to why you are calling. Depending on your needs, one of our staff will return your call. This line also addresses billing and ads so please be as specific as possible.

Leisureville News is published once a month and delivered or available during the first week of the month. The deadline for **articles, pictures, notices, club news classified ads, and other submittals** are due no later than the eighteenth of the month PRIOR to the month you want it published. These items can be emailed to [editor@mypblca.com](mailto:editor@mypblca.com). The **business advertising** deadline is the fifteenth of the month and can be emailed to [ads@mypblca.com](mailto:ads@mypblca.com). Extra copies of business ad forms and classified ad forms are in the office and clubhouses. Leisureville News

**WEEKLY BLAST CAN BE MAILED**

Manager Nancy Barlow sends a weekly blast to the Leisureville community via email. Presently over 2000 email addresses receive this email. It is estimated that approximately 290 residents do not receive the blast because they do not have Internet access and/or computers. In order to address this discrepancy, Nancy has hard copies available at the office. In addition, any resident who wants the blast can call the office at 561-732-7474 and request a copy of the blast be mailed to the home.

Please contact Maye Landa to put out an eblast to Leisureville residents at [MLanda@campbellproperty.com](mailto:MLanda@campbellproperty.com).

**PBLCA.COM**

LOG IN TO THE NEW SITE TODAY! SEE WHAT IS HAPPENING HERE>>>>>>>>>



**CHECK IT OUT!!!!**

- I miss my monthly Leisureville News
- I wonder what events are planned for next season
- I'd like to join one of the state clubs. Who can I call?
- What happened at the last Board meeting?
- A picture is worth a thousand words

If you have ever had any of the above thoughts, either as a snowbird or full time resident, CHECK IT OUT:

**www.mypblca.com.**

The official website for Palm Beach Leisureville! Easy to access. Easy to use. Just log on and you'll have all the news, pictures, events and information at your fingertips!

**TRY IT - YOU'LL LOVE IT!**

**About Our Ads**

Leisureville News accepts advertising without endorsing or evaluating in advance the advertised products or services. We have the right to refuse advertisers. Potential buyers should satisfy themselves about the quality of the products or services. The Leisureville News will not knowingly continue advertising for inadequate products or services. If you encounter problems with our advertisers, please contact the newspaper office at 561-200-9659. Three legitimate complaints about an advertiser will result in their ad being removed from the newspaper and withheld for the next three issues. Be aware that the City of Boynton Beach and Palm Beach County may require an occupational license. Payments are non-refundable.

**LEISUREVILLE NEWS DEADLINE INFO**

NEWS, FEATURES, SPORTS, PICTURES SENT VIA EMAIL DUE BY THE 18th OF THE MONTH

ARTICLES TO BE TYPED DUE BY THE 15th OF THE MONTH  
ADVERTISEMENTS, CLASSIFIEDS DUE BY THE 15th OF THE MONTH

EMAIL FOR NEWSPAPER: [editor@mypblca.com](mailto:editor@mypblca.com)

EMAIL FOR WEBSITE: [webmaster@mypblca.com](mailto:webmaster@mypblca.com)

**PBLCA IS A SENIOR 55-YEAR-OLD AND UP H.O.A. COMMUNITY**

YOU WILL BE IN VIOLATION ...

- IF YOU FAIL TO NOTIFY THE OFFICE THAT YOU PLAN TO SELL OR LEASE YOUR PROPERTY.
- IF YOU RENT YOUR PROPERTY IN LEISUREVILLE WITHOUT A PBLCA APPROVED LEASE.
- IF YOU ARE LIVING IN A RESIDENCE WITHOUT A PERSON WHO IS 55 YEARS OLD.
- IF YOU HAVE ANYONE UNDER THE AGE OF 18 YEARS OLD WITHOUT A REGISTERED HARDSHIP.
- IF YOU ARE RUNNING A BUSINESS WITHIN YOUR HOME.

**CARING NEIGHBORS NEEDS DRIVERS AND OFFICE STAFF**

PLEASE CALL THE CARING NEIGHBORS OFFICE TO VOLUNTEER YOUR SERVICES.

561-731-3501 THANK YOU

**ATTENTION DOG OWNERS PLEASE RESPECT OTHERS PICK UP AFTER YOUR DOG**

**Refuse Schedule Residents Please Read**

Residents should note that recyclables and regular garbage are picked up every Tuesday. You may put out your bins and pails Monday evening. Large items (sofas, cabinets, etc.), garden clippings, and regular garbage are picked up every Friday. You may put these items on the curb on Thursday night, but not before. Do not leave large furniture items and landscaping trimmings on the curb for days before Friday pickup. It makes the neighborhood look unsightly for long periods of time.

**CLUBHOUSE RESERVATIONS**

To those people wanting to reserve a clubhouse for Parties/Meetings/Activities/Card Games. You will need to complete a reservation form for this. Please contact Lynn Theis at email [lptheis4@gmail.com](mailto:lptheis4@gmail.com) or phone #561-777-8900

Please note that without the forms being completed reservations cannot be guaranteed due to High demand for Clubhouse usage.

**POP (paid observation patrol) PSII – 786-858-5728  
Campbell Property Emergency Number - 954-427-8770**

**FINING APPEAL COMMITTEE (FAC)**

Chairman: Mike Brunson, Vice Chairman: Greg Eller, Secretary: Mike Rizzo,  
Member: Gail Czizik; Board Liaison: Chris Hardham

**ARCHITECTURAL CONTROL COMMITTEE**

Chairperson: Mike Kervin; Vice Chairperson: Joe DiTuro, Secretary: Dave Mobus; Members: Fred Birdsall, Dan Gajeski, Carl Zapf, Patrick Barlow, Gloria Ortiz, James McNamara; Board Liaison: Bob Wilt

**ASSOCIATION OFFICE STAFF**

Contact the office M, W, F. 8-4:30, Tues & Thurs 8:00-6:30 - 561-732-7474 - fax: 561-732-5878  
1007 Ocean Dr, Boynton Beach Fl, 33426  
email: CustomerService@myPBLca.com  
Nancy Barlow, Property Manager; Maye Landa – Assistant Property Manager; Faith Santiago, Bookkeeper;  
Denise Perrault, Project Manager/Admin; Regina Dennington, Juan Wong, Front Desk/Admin Admin; Anna Israel,  
Admin staff; Wendy Mendoza, David Israel, Compliance Officer; **Maintenance:** Kenny Hall, Supervisor; Gary  
Andrews, Maintenance; Sadat Rizvanolli, Maintenance; Wes Stephen, Maintenance; **Irrigation:** Mike Lewis,  
Supervisor; Odney Dorzena, Irrigation; Collin Hemans, Irrigation; Mario Odenat, Irrigation; Richard St. Philippe,  
Irrigation; **Golf Course:** Omy Alvarado - IGM  
Estoppel requests can be obtained by calling 561-732-7474  
or emailing accounting@myPBLca.com

**BOARD OF DIRECTORS 2026**

President Charlie Cannone (2027) , Vice President Chris Hardham (2027), Treasurer Hal Eide (2027); Secretary  
Aldo Gonzalez (2027); Asst. Secretary Holly Massman (2028); Directors Nancy Price (2028); Bob Wilt (2027);  
Michelle Travis (2028); Gina Pisciotta (2028)  
**Email: secretary@myPBLCA.com**

**Board Members may also be reached by calling the office: 732-7474**

**BOCCE COMMITTEE**

President: Marietta Thomas - (561) 373-7090; Vice President: Ed Defilippis - (908) 268-7455; Secretary - Lauren  
King - (201) 925-7253; Treasurer - John Theis (207) 570-5755; Coordinators: Alice Torname (978) 809-2106

**CARING NEIGHBORS MEDICAL EQUIPMENT**

Joe Shannon - 501-607-1927, Jennifer Moore - 561-531-1145, Cheryl Scofield - text only - 727-744-7069,  
Al Grimshaw - 774-991-2919, Webb White - 561-704-8816, Barry Price - 609-338-7359

**CITIZENS OBSERVER PATROL - COP**

Office - R1 Email: cop@myPBLca.com - Phone: (561) 375-9824 - Patrol Cars phone (561)-356-2545

**PBL COP STAFF**

Janice Rayball	Operations & Office	518-469-7077
Lieutenant Duke Foell	Training & Car Maintenance	561-337-0814
Lori Lee Deveno	Scheduling & Monthly Reports	413-204-7825
Peter Karalekas	Publicity & Car Maintenance	737-2739
Board Liaison: Hal Eide		

**CLUBHOUSE COORDINATORS**

Applications for Reservations, Parties, Club Meetings, Card groups, Activities in all clubhouses can be made by  
contacting Lynn Theis at 561-777-8900 or lptheis4@gmail.com  
R-1 Eleana Guidice 908-208-8201; R-2: Cindy Cirillo, 732-0273; R-3: - Larry Borkowski 860-940-1686  
Clubhouse addresses and phone numbers  
R1 - 1007 Ocean Drive, 561-732-7703 • R2 - 1800 SW Congress Avenue, 561-734-7572  
R3 -2000 SW 13th Avenue, 561-678-8569

**CONDO ARCHITECTURAL AND LANDSCAPE COMMITTEE**

Chairperson: Judy Brunner, Co-Secretaries:Sandy Behensky/Ron Hughes; Board Liaison: Aldo Gonzalez;

**FINANCE**

**Email: finance@myPBLca.com**

Chairperson: Steve Schone; Vice Chair: Tom Long; Secretary: Ken Weissman; Board Treasurer: Hal Eide;  
Members: Helen Sexton, Dave Mechanic, Pat Rayball, Brad Park, Cliff Cole; CAM Manager: Nancy Barlow;  
Assistant Property Manager: Maye Landa; Bookkeeper: Faith Santiago;  
Board Liaison: Charlie Cannone

**GOLF COMMITTEE**

**GOLF – Email: golf@myPBLca.com**

Chairman: Mike Rizzo; Vice-Chairman: Lynn Kordower; Secretary: Sandy Gentile; Assist. Secretary:  
Suzanne Merrick; Treasurer: Lauren King; Assistant Treasurer Joan Schone; Ladies League: Kathleen  
Moore; Men's League: Robert Radenberg.; Day Captains - Sunday: Carlos Garcia; Monday: Bill Koertje;  
Tuesday: Rob Bonn; Wednesday: Bruce McQuarrie; Thursday: Chris Martin; Friday: George Venezia;  
Saturday: Pam Cotant. Board Liaison: Nancy Price

**GOLF COURSE**

Golf Shop, 561-732-0593

**CARPENTRY SHOP**

In-Season (Approximately January 1 to April 30) –Wednesday, Thursday, and Friday, – 9:00 am to 12:00 noon  
Off-Season (Approximately May 1 to December 31) - Wednesday only – 9:00 am to 12:00 noon  
Other hours available by request call Chris (407) 620-5847 or John (973) 610-3556

**LADIES GOLF LEAGUE**

President Lynn Kordower, Vice President Kathleen Moore, Treasurer Ida Sands, Secretary Rose Luke

**LANDSCAPE COMMITTEE**

Chairman, June Silva; Vice Chairman, Louise Farrell; Secretary, Ellyn Christensen; Members; Louise Farrell,  
Carlos Garcia, Deidre Fleming, Robert Castile, Liz Mercereau, Helene Kujbus, Evelyn Wright, Cathleen Barry.  
Board Liaison; Chris Hardam, Campbell Property Mgmt; Denise Perrault

**LEISUREVILLE NEWSPAPER**

Lynn Kordower, Editor editor@myPBLca.com 561-716-9771; Assistant Editor, Rose Luke; Editor assistants: Gail  
Harrigan; Photographers: Lynn Kordower, Lyn Giglio; Advertising Michelle Travis, assistants Joan Schone, Rose  
Anne Roche

**MEN'S GOLF LEAGUE**

President: Robert Radenberg; Vice President: Robert Keating; Treasurer: Steve Schone; Secretary: Mike Rizzo;  
Handicap Statistician: Richard Pintur; Trustees: Ed DeFilippis and Bob Haigh; Starter: Lynn Kordower

**RECREATION**

**Email: rec@myPBLca.com**

Chairperson: JoAnn Cirillo; Vice-Chairperson: Mae Lazarus; Secretary: Sandi Gentile; Treasurer: Marylou Illsley;  
Gloria Groch, Assistant Treasurer; ; R-1 Coordinator: Eleana Guidice 908-208-8201; R-2 Coordinator: Cindy  
Cirillo, 732-0273; R-3 Coordinator: Larry Borkowski, (860) 940-1686; Fitness Coordinator: Glenn Giamatti; Flea  
Market Coordinator: Diane Gunther 561-752-3522 & Gerry Park; Carpentry Shop: John Theis 207-570-5755;  
Board Liaison: Holly Massman

**SECTION LEADERS**

Viviane Dietschy, Chairperson.....561-704-3282 Board Liaison: Michelle Travis	
Sec. 1 – TBD .....	Sec. 2 - Pat McPartlin .....516-660-7992
Sec. 3 – Glenn Giamatti ..... 232-4536	Sec. 4 – Louise Farrell.....843-384-2837
Sec. 4A – Ola Lee..... 410-253-7183	Sec. 5 – Evelyn Browning..... 459-7528
Sec. 5A – Cindy Cirillo..... 860-388-8190	Sec. 6 – Bill Patton .....561-818-5135
Sec. 7 – Roseann Roche..... 740-0936	Sec. 8 – Cynthia Strong..... 289-9564
Sec. 9 – Mae Lazarus..... 369-1201	Sec. 9A – Richard Washburn.....561-777-3418

**TECH COMMITTEE  
tech@myPBLca.com**

Chairperson: Steve Schone; Assistant Chairperson: Lauren King; Treasurer: Michelle Travis; Treasurers Assistant:  
Joan Schone; Secretary: Suzanne Merrick; Members: Vin Del Prete, Rose Luke, Richard Pintur; Newspaper  
Editor: Lynn Kordower, Editor editor@myPBLca.com 561-716-9771; Assistant Editor, Rose Luke; Webmaster: Steve  
Schone - webmaster@myPBLca.com; Assistant Webmaster: Richard Pintur; Board Liaison: Aldo Gonzalez.

**SPECIAL PHONE NUMBERS**

PBL Office .....	732-7474
Campbell Emergency Number .....	954-427-8770
Boynton Beach Water Dept .....	742-6300
Boynton Beach Water Emergencies & Utilities .....	742-6430
Boynton Beach City .....	742-6000
Emergency Police.....	911
Police Department (Non-Emergency) .....	732-8116
Florida Power and Light (Emergency).....	994-8227
Caring Neighbors Office .....	561-731-3501
<b>Caring Neighbors Medical Equipment:</b>	
Joe Shannon .....	(501)-607-1927
Cheryl Schofield.....	(727)-744-7069 Text only
Webb White.....	(561)-704-8816
Barry Price .....	(609)-338-7359
Al Grimshaw .....	(774)-991-2919
COP Office .....	335-9824
City Hall, Main Number .....	742-6000
Animal Control.....	561-742-6210
Dead Animal Removal (public domain) .....	561-732-8116
Pro-Shop .....	561-732-0593
Leisureville News Office .....	200-9659
Sprinkler Hotline.....	561-734-3042
Weeds call office (no spraying during summer months).....	561-732-7474.
Paid Security.....	786-858-5728

**PALM BEACH LEISUREVILLE OFFICIAL WEBSITE:**

**Palmbeachleisureville.com or myPBLca.com**

**FOR ALL COMMITTEES**

**COMMITTEE MEETINGS**

**Board Of Directors:** 3rd Tuesday, 3 pm, R3  
**Finance Committee:** 3 pm every 4th Thursday, Association Office  
**Architectural Committee:** 1st Tuesday and 3rd Tuesday at 9 am every month at  
Conference Room R-1 (office).  
**Recreation Committee:** 2nd Tuesday, 9 am, Association Office Meeting Room - R-1  
**Tech Committee:** 1st Wednesday 3:30 pm zoom or R1  
**Women's Golf League:** 1st Monday, 9:00 am, R-3 - Patio Room  
**Landscape Committee:** 2nd Tuesday, 11:00 am, Association Office Meeting Room - R-1  
**C.O.P. Staff:** Meets As Needed  
**C.O.P. Members:** Meets As Needed  
**Golf Committee:** 1st Monday, 11:30 pm at the Golf Patio  
**Men's Golf League:** 2nd Monday, 11:30 am, Golf Patio  
**Condo LLC & ACC:** meetings as needed, Association Office - R1  
**CAP – Community Advisory Panel:** email: CAP@myPBLca.com, meetings every  
other month starting in January

**ACTIVITIES**

**Acoustic Jam Sessions** 2nd & 4th Tuesday (Dec - April) 2:30-4:30pm R1 Ida: 518-339-6303  
**Arts & Crafts** Monday 9:00 - 11:00 am R2.....Fran Stamm: 561-523-9293  
**Book Club** December: Book Club- 2nd Thursday (All Year) 6 PM- R1  
January-April Book Club- 2nd Thursday- 4 OR 6:30 PM session- R1..... Laura 803-517-2976  
**Casino**..... Kathy Altaro: 561-602-0067  
**Craft Donations** Monday.....Donna: 856-522-9375  
**Crafts Meeting:** Monday 10:00 – 1:00pm @R2.....Fran Stamm 561-523-9293  
**Bocce (summer)** Tuesday/Thursday 7-8:30 pm R2..... Marietta Thomas (561) 734-5952  
**Bocce (winter)** Tuesday - Friday 4:30-7:30 pm R2..... Marietta Thomas (561) 734-5952  
**Strength Training** Tuesday/Thursday 8:00 am @R1..... Aldo Gonzales 954-668-6847  
**Walk Aerobics** Mon-Wed-Fri 7:45 am R3 patio..... Pam 908-670-6561 Gail 207-460-5595  
**Cornhole Monday** (Nov - March) 5:00 - 6:45 pm R3 Terri and Lyn..... Terri1191t@comcast.net  
**Drawing & Painting** Tuesday/Thursday, 9:30am-12:30pm R2 All Year.....Jeanne 516-982-9184  
**Flea Market** (Oct-April) Saturday 8:30 - 11:30 am R2..... Diane Gunther 860-384-4712  
**Line Dancing** Beginner class 6 - 6:45 pm (Nov-April) Wednesday R3  
Intermediate class 7 - 8pm Wednesday R3.....Rose Ann: 561-740-0936  
**Water Aerobics** Monday-Saturday (All Year) 9:00 - 10:00 am R1..... Peggy: 727-207-1350  
**Shuffleboard** Monday (Jan - April ) 6:30 - 8:00 pm R1  
**Walking Group** Tuesday/Thursday/Saturday (Oct - April ) 7:30 am R2

**CARD GAME/GROUPS**

**Bridge** Wednesday (Jan - April ) 12:30 - 4:0 @R2..... Joan: 561-735-6059  
**Canasta** Friday, (All Year) 12:30 - 3:30 pm, R1 West..... Rose Ann Roche: 561 740-0936  
**Euchre** Sunday (All Year) 5:45 - 9:00 pm, R2.....Gloria: 419-356-1904  
**Hand/Knee & Foot** Tuesday (All Year) 6:00 - 9:00 pm, R1..... Carol Lindahl: 603-344-3377  
**Left Right Center (LRC)** Sundays 6-7:30 pm R3..... Gina Pisciotta 516-317-8486  
**Mahjong:** Tuesday 1-4 PM @ R1 (All Year)..... Tina 360-302-0130  
**Mahjong:** Wednesday 12:00-4:00pm@R1 East..... Viviane 561-704-3282  
**Pinochle** Tuesday/Thursday 5:45- 10:00 pm, R2..... Louise 843-384-2837  
**Texas Hold'em** Tuesday (All Year) 6:00-10:00 pm R3 Card Room..... Rudy: 561-758-8654  
**Mexican Train** Wednesday All Year 6-8 pm R1 Card Room..... Madiiline 561-715-1528  
**7s From Hell** Thursday 1:00-4:00 pm @R2..... Carol 603-344-3377  
**Scrabble** Wednesday (All Year) 1-4 PM @ R2..... Diane: 973-493-7531  
**Tripoley Card Game** Tuesday 1pm R2..... Shirley 561 818-0075

**CLUBS**

**Life Gets Better Together Social Club**..... Deidre Fleming: (917)921-5184  
Every 3rd Sunday 6-9 p.m. at the Golf Patio  
**Long Island:** 1st Friday (Oct-Mar), 9:30-11:30 a.m., R-3..... Cheryl 973-477-0045  
**New England:** 2nd Friday (Oct-Mar), 9:30-11 a.m., R-3..... Evelyn 561-777-4886  
**Pennsylvania:** 3rd Friday (Nov-Apr), 9:30 a.m. to 11:30 a.m., R-3..... Neena 724-516-9058

**- Leisureville Office Hours -  
Monday/Wednesday/Friday 8-4:30  
Tuesday & Thursday 8:00-6:30**

## CARING NEIGHBORS CORNER

**Mission:** Caring Neighbors is an association of residents working together to encourage neighbor to neighbor caring through education and activities which promote the health, safety and well-being of the Leisureville Community.

The Caring Neighbors Office is open Monday thru Friday – 10am to Noon. However, appointments for services can be made by calling the Office - 561-731-3501 at any time.

Senior Fitness, Chair Yoga, Tai Chi, Meditation Programs

Senior Fitness – Instructor – Leslie Craig -

EVERY WEDNESDAY ~ 9:00 A.M. – 10:00 A.M. @ R3 CLUBHOUSE

SECOND WEDNESDAY OF THE MONTH IS CHAIR YOGA

Tai Chi and Meditation – Instructor – Joe DiTuro – CLASSES WILL RESUME NEXT SEASON

### CARING NEIGHBORS OUTREACH PROGRAM LIST

One of Caring Neighbors Services is to provide friendly contact through the delivery of meals, candy, cards and flowers several times during the year to the Residents of PBL who are on our Outreach Program List.

**CRITERIA** – To qualify for this program, the Resident should have limited travel and have little or no contact with family or neighbors.

If you or someone you know meets the criteria stated above and should be on the Outreach List, please contact the Caring Neighbors Office - 561-731-3501.

### Sponsor A Senior

If you would like to be part of Caring Neighbors' Outreach Program by Sponsoring A Senior, it costs about \$75 a year to provide meals to residents on our Outreach Program List. Thank you to everyone that donates and makes this program a reality.

**THE NEXT OUTREACH DELIVERY WILL BE THE 4TH OF JULY BARBECUE, DELIVERY WILL BE ON JULY 4, 2026**

The Red Cross provided Caring Neighbors with 100 more Smoke Detectors. Smoke Detectors installation has resumed.

To Date there are 350 visits made to homes and 606 Smoke Detectors installed.

### BLOOD DRIVE

The Blood Drive on May 11, 2026 had 17 donors, 14 Blood donors and 3 Platelets donors. The next Blood Drive will be in August To make an appointment, contact Barry Price 609-338-7359.Thank you!

### MEET & GREETS

Caring Neighbors next Meet and Greet will be October 15, 2026. It will be Trivia! How much do you know about the "60s"? Given by Dr James Cassidy – Senior Fun & Wellness Host

There will be a Meet and Greet on November 19, 2026 about the Blue Zone – Where the world's longest living people live. More information will be coming in the next few months.

The following information is now posted on PBL's Website:

1. Florida Blue Events
2. Conviva Activity Calendar
3. The SNUG app
4. Property Fraud Application instructions

Directions to PBL website to access the above is: \*Go to PBLCA.com – \*log in with your email or sign up – \*Click on Resources – \*Click on Announcements and notices

Caring Neighbors would like to remind everyone to prepare for Hurricane season now. Especially ensuring you have enough food and water for 7 to 10 days. Please review the PBL Hurricane Plan on PBL's website. Directions to view the plan is as follows: \*Go to PBLCA.com – \*login with your email or sign up – \*Click on Resources – \*Click on Homeowner info – \*Click on Hurricane Preparedness

### IF YOU WOULD LIKE TO VOLUNTEER

Please contact the Caring Neighbors Office to volunteer – 561-731-3501

#### Caring Neighbors Board of Directors

President – Barry Price	609-338-7359
Vice President – Ed Defilippis	908-268-7455
Medical Equipment – Webb White	561-704-8816
Medical Equipment – Joe Shannon	501-607-1927
Secretary – Jacqueline Hodges	619-882-0889
Office Manager - Kathy Sims	203-379-7214
Treasurer – Marge Mechanic	806-305-2130
Special Events Director – Lauren King	201-925-7253
Director – Nancy Price	609-338-7357

#### Medical Equipment Contacts:

Joe Shannon	501-607-1927
Ellen Godwin	845-706-3316
Basil Lyn	561-767-2485
Al Grimshaw	774-991-2919
Jennifer Moore	561-531-1145
Webb White	561-704-8816
Cheryl Schofield	727-744-7069 – Text Only
Barry Price	609-338-7359

## APRIL 2026 COP VOLUNTEERS

BROWNING, JIM  
 CAHILL, VERONICA  
 CASSEL, LAURIE  
 CORR, PJ  
 CORVEN, CHRIS  
 DEVENO, LORILEE  
 DACUNTO, SANDY  
 DICUFFA, DELIO  
 DICUFFA, TERESA  
 DIMICELI, MARISA  
 EIDE, DONNA  
 EIDE, HAL  
 FARRELL, LOUISE  
 FIDANZA, CAMILLE  
 FOELL, DUKE  
 GARLANS, JEFF  
 GARLANS, TIL  
 GARRIS, BEVERLY  
 GRAHAM, JACKIE  
 HANES, DAVE  
 HOLTZ, PAT  
 JOHNSON, SANDY  
 KARALEKAS, PETER  
 KERVIN, MIKE

LAMORA, EILEEN  
 MANCKE, LOIS  
 MANCKE, PETER  
 MEDERIOS, DIANE  
 MEIER, NANCY  
 MILLER, KEN  
 OUELLETTE, DAN  
 OUELLETTE, SYLVIA  
 PATTEN, BILL  
 PATTEN, LORRAINE  
 PESCE, SHEILA  
 RAYBALL, JANICE  
 RAYBALL, PAT  
 RAYBALL, SHARON  
 RODDA, JOHN  
 SHASHA, CAROL  
 SMITH, LES  
 SMITH, PATTY  
 SMITH, SANDY  
 SPATAFORA, KATHLEEN  
 STEWART, PAT  
 SULLIVAN, MARGARET  
 WAKEMAN, GEORGE  
 WOLFE, GLORIA

## PSII SECURITY (786-858-5278)

PBL's change to the new nighttime security company has resulted in approximately \$40k annual savings for the HOA. PSII has been contracted to patrol the community as follows:

- For nighttime inspections (parking, coach light violations)
- To report about any safety issues to management
- To report suspicious activity to management
- To conduct perimeter checks around the clubhouse facilities, secure & lock up all buildings
- Limited hours between 10 p.m. – 4 a.m.

If you have an emergency, please call the police or ambulance. PSII cannot intervene with criminal and/or neighbor to neighbor disputes. They can, however, take a documented report of an incident occurring in the moment.

## Community Emergency Awareness

The last BOD Zoom meeting talked about a Lightening warning system for Leisureville. A suggestion:

Follow up with a visit to this web site:

<https://discover.pbc.gov/publicsafety/dem/Pages/default.aspx>

Then sign up here:

<https://member.everbridge.net/892807736726195/new>

What this alert system will accomplish is to warn the public of any pending natural dangers in the area. (Storms, tornadoes, lightning, hurricanes etc...). The best part is its free. Good luck.

Best, Steve Palermo

## CAP

## (COMMUNITY ADVISORY PANEL)

This is a group of residents appointed by the Board to receive, review and direct suggestions to the correct venue. We act as a conduit to the Board. We meet every other month at the office in R1. You can submit your suggestions to this panel in three ways:

1. Put your idea in the suggestion box located at each of the club houses
2. Email the panel at CAP@mytblca.com
3. Word of mouth to members/directors.

We are interested in your suggestions and opinions so please let us know your ideas.

## Advertising Ad Prices – 3 Month Minimum

- Business Card: 3 1/8"W x 1 7/8"H = \$22/month
- Business Card YEARLY DISCOUNT = \$220/year (12 Issues)
- 1/16 Page: 4 13/16" W x 2" H = \$44/month
- 1/8 Page: 4 13/16" W x 4" H = \$55/month (+\$17 color)
- 1/4 Page: 4 13/16" W x 8" H = \$80/month (+\$28 color)
- 1/2 Page: 10" W x 8" H = \$160/month (+\$44 color)
- Full Page: 10" W x 16" H = \$320/month (+\$88 color)
- Classified: Text Only = \$11/month

## WEBSITE BUSINESS DIRECTORY LISTING

\$100 Annually

Includes link to your email and website address

Contact Joan@mytblca.com

Phone: 561-200-9659 Fax: 561-732-5878; Email: ads@mytblca.com

To download contract go to: [www.mytblca.com](http://www.mytblca.com) or [www.palmbeachleisureville.com](http://www.palmbeachleisureville.com)

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# ADVERTISING INDEX

## PLEASE SUPPORT OUR ADVERTISERS

<b>AIR CONDITIONING</b>	<b>HOME REPAIRS (cont.)</b>
Cool Nick Air..... 10	New York Handyman..... 10
Ultra Air Conditioning ..... 31	Rock Star Handyman ..... 24
<b>APPLIANCE REPAIR</b>	Carpenter James ..... 25
A-1 Appliance ..... 24	Chris Mahoney ..... 25
<b>ASSOCIATIONS</b>	Patriot Home Repair..... 24
American Legion ..... 24	Philip the Handyman ..... 24
<b>ATTORNEY</b>	C. Minervini Tile..... 25
Kevin LaMontagne ..... 23	<b>HOUSE SITTING</b>
<b>BICYCLE REPAIR</b>	Boynton Beach Home Watch ..... 25
Bicycle Empire..... 25	House Sitting by Vickie ..... 24
<b>CAR SERVICE</b>	Squared Away Home Watch ..... 18
Sal's Driving Services ..... 24	<b>INSURANCE</b>
<b>CAREGIVERS</b>	Alan Huber Insurance.....11
CareGivers of America..... 14	<b>LANDSCAPING</b>
Althea Nursing Services..... 18	Mignano Lawn Service..... 25
<b>CHIROPRACTOR</b>	<b>MEDICAL</b>
Dr Tiah Sanborn ..... 24	Nguyen Medical Group ..... 19
<b>CLASSIFIED ADS</b> ..... 23	Delray Medical Center..... 18
<b>CLEANING SERVICE</b>	<b>PAINTING</b>
Blue Water Window Cleaning..... 29	Jeff Cole's Painting..... 23
Mary's Home & Office Cleaning .. 25	P.A.C. Custom Painting ..... 24
V&N Cleaning ..... 25	<b>PERSONAL SERVICES</b>
<b>COMPUTER</b>	Lis Carey ..... 25
Computer Hospital..... 7	Charlie Johnston ..... 24
Computer Excellence ..... 22	<b>PEST CONTROL</b>
<b>CONSTRUCTION</b>	Revenge Pest Control Inc..... 15
Bailey's Home Services, Inc..... 30	Jeff's Pest Control ..... 24
JJC Construction ..... 25	Rid A Pest..... 23
RC Cole Construction ..... 25	<b>PET SERVICES</b>
Pro Quality Construction ..... 24	JoJos Pet Services..... 24
<b>DENTAL</b>	Happy Dog Sitting ..... 25
Dentures Today ..... 15	Cheryl Fowler ..... 24
Dr. Sean Dental ..... 21	<b>PLUMBING</b>
<b>DOORS AND WINDOWS</b>	Papa's Plumbing..... 23
Doorman of SE Florida..... 2	Fox Plumbing..... 25
561-Windows..... 21	Wards Plumbing Services ..... 24
Door Doctor..... 23	<b>REAL ESTATE</b>
<b>ELECTRIC</b>	Remax Direct - Kathy Clarke ..... 32
DSL Electric..... 15	Calvin McDaniel,PA ..... 32
JW Electric ..... 24	Century 21 Paula Curran..... 2
Razorback Electric ..... 25	Paradise Real Estate- Cheryl Fowler..... 10
<b>ENTERTAINMENT</b>	Hudson Realty - Desiree Cornelio ..... 31
Corporate Coaches ..... 2	Casa Ott Realty..... 30
City of Boynton Beach..... 10	Remax Direct - Eleanor/Nicholos 18
<b>FUNERAL</b>	Rental Authority - Betty Wickersham..... 14
A Cremation Service ..... 32	Local Real Estate Brokerage ..... 24
Scobee Combs Bowden Funeral.. 25	<b>RELIGIOUS</b>
<b>GUTTERS</b>	St Joseph's Episcopal Church..... 15
Mr Gutter Services ..... 24	<b>ROOFING</b>
<b>HAIR &amp; NAIL SALONS</b>	Gustafson Industries ..... 7
Richard's Barber Shop ..... 24	AAM Industries ..... 23
<b>HOME REPAIRS</b>	Bryan Kanonik Contractor. .... 23,25
Bryan Kanonik Contractor ..... 23,25	<b>TAX SERVICES</b>
Same Day Grab Bars ..... 2	Block Advisors..... 24

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Contact Joan@myplbca.com

Phone: 561-200-9659 Fax: 561-732-5878; Email: ads@myplbca.com  
To download contract go to: www.myplbca.com or www.palmbeachleisureville.com

**PBLCA does not partner with, promote, or recommend any company, person, or those who advertise in our newspaper.**

## NOTES FROM THE BOARD MEETING

The PBL Board met on May 19, 2026 in Clubhouse 3 at 3 pm. All Board members were present except Treasurer Hal Eide. In addition, Manager Nancy Barlow and Assistant Manager Maya Landa were also present.

The Board approved the meeting minutes from April 12, 2026. President Charlie Cannone said the April Treasurer's Report is available upon request at the Administrative Office. Manager Nancy Barlow gave the Manager's Report (see page ).

### COMMITTEE LIAISONS

President Charlie Cannone gave the Finance Committee report in Treasurer Hal Eide's absence. The Clubhouse 3 patio flooring needs a third quote; currently there are quotes from Home Depot and Floor and Décor. There are 3 quotes for the Summer's Lake erosion and waterways' maintenance project. Securing a fourth bid has been requested. The engineer for the Clubhouse 1 pool project has been unresponsive. A private manager may be required to act on PBL's behalf. Currently, there are bids for this project from Robert's Pools and Epic Pools. The paving project needs to be reviewed; it has been postponed until next month.

Secretary Aldo Gonzalez reported on the Technology Committee. The committee is getting quotes for the electric sign at Clubhouse 2. It is looking at options for the Clubhouse 3 zoom camera, the sound board, and phone options. The committee is working on the accuracy of the names of the various committee members in the community. Chairperson Steve Schone and other members are looking at a data base for the community in order to go forward with electronic voting.

Vice President Chris Hardham reported that the LLC changes are still pending.

Director Bob Wilt reported that the ACC received 53 applications; 45 were approved.

Vice President Chris Hardham said that 45 fines were approved by the Fining Appeals Committee.

### NEW BUSINESS

President Charlie Cannone made a motion to approve the March 26, 2026 Financial Statement. All approved.

Director Bob Wilt made a motion to accept Allen Kovis as a member of the ACC. The motion passed.

Vice President Chris Hardham made a motion to approve the fines on several properties. Assistant Secretary Holly Massman questioned the recourse for an owner who is fined for parking on the grass. Discussion ensued. Chris said a follow-up letter is sent at which time the owner can meet with the committee.

Roy W said the Board is strict about cars on the grass, but not strict about debris in front of a fire hydrant. He said he has called more than once about this debris. Manager Nancy Barlow pointed out that debris is sometimes left between houses so we can't identify whose debris it is. Nancy asked residents to tell the office if they see debris.

Rose Luke

## BOARD WORKSHOP – MAY

The PBL Board of Directors met for a workshop meeting Tuesday May 5, 2026, at 3 PM in Clubhouse 3. All members were present with the exception of Vice President Chris Hardham who was excused.

Property Manager Nancy Barlow began the meeting with her report. The summer flower rotation, delayed due to a late frost, is scheduled to begin next week. Repairs to an outside faucet and a soffit at R2 Clubhouse, as well as a roof leak in the storage room at R3, are also slated to begin within the week. Nancy asked those present to remind everyone that it is important that the office has up to date information regarding residents' next of kin in case of emergency.

Our insurance renewal will take effect May first.

New doors on the golf maintenance barn will replace those damaged by termites.

Power washing of 690 homes will begin in June. We have received three bids for repair of damage due to erosion at Summers Lake; these will be presented to the appropriate oversight groups. The issue of lighting at R3 is over and we have qualified for a lien reduction; Nancy will be meeting with the city Compliance Officer to prepare for our magistrate hearing.

The Board has moved forward with seven days a week security coverage and paid security is starting at ten o'clock at night. Director Nancy Price has made a listing of all security measures now in place throughout the community and the group agrees that this should be shared in a special email blast and in the next newspaper. Discussion of measures in place at the swimming pools identified that persons found to be without the proper tags will be warned and if the behavior repeats, will be asked to leave. The need to update our pool rules was also acknowledged and will be addressed.

President Charlie Cannone introduced the subject of revisions to the LCC (Landscape Control Committee) policies. He acknowledged the work of the LCC in helping us maintain our grounds but expressed some concern that contradictory revisions to policies could lead to confusion on the part of residents and difficulty in enforcing the policies. Discussion ensued over requirements to remove fruits (avocados, mangoes) from

trees before the start of hurricane season. Ultimately it was decided that these concerns be taken back to the LCC for reconsideration.

Members moved to the topic of questions to be utilized in a community survey via Survey Monkey. President Charlie Cannone proposed topics for the survey: should we have a policy for open carry within our common areas, input regarding demographics within the community, questions regarding the type of programs and events residents would be interested in having provided, and input regarding our monthly meetings and what could be done to encourage attendance.

Much discussion ensued regarding requests for events and activities that we are unable to provide, as well as the roles and responsibilities of the clubs in addressing requests. Suggestions included adding a question about volunteerism to the survey; publishing a list of the current activities and events provided within the community; and adopting a regular article in the newspaper spotlighting our committees and their chairpersons.

The suggestion to include a question regarding the performance of the new landscaping company led to discussion by members on this topic. Charlie informed members that Legacy, our new company, will be attending the next Town Hall meeting and we will advertise this to enable interested parties to attend and ask questions. Nancy Barlow agreed to regularly run the reports received on the company's performance and it was felt that the Executive Committee should see them regularly and that they should be included in Nancy's monthly Manager's Report to the Board. She also said that we will be implementing door tags to provide feedback soon.

Director Nancy Price discussed the instructions for use of property fraud alerts. The issue was discussed at Caring Neighbors, and the members of the Boynton Beach Police Department attended a recent Town Hall meeting for discussion with residents. Nancy has completed a write-up detailing how to access the necessary information, which we will publish in the newspaper and make available on our website.

The final agenda item covered the clubhouses' windows and doors. President Charlie Cannone noted that the window tinting at the R1 and R2 Clubhouses is worn and cracked and looks uninviting from the outside. The Board discussed whether to replace the tinting or consider replacing the windows, which are old and not impact resistant. Members discussed associated costs, inclusion of the monies in the reserve study, possible effect on our insurance premiums, and previous determinations to replace these windows. The issue will remain under discussion.

Members then took up the discussion of possibly deleting some meetings during the summer months. Our documents do not require monthly board meetings, and it is possible to call a meeting of the board at 72 hours' notice if necessary. After discussion, the group decided that the summer schedule will be as follows: June will have the Board Workshop only; July all three meetings will be held (Board, Board Workshop, and Town Hall); August will have the Workshop only; and in September we will resume the regular monthly schedule for all three meetings.

Residents then offered comments and concerns. Comments on the Survey Monkey issue included concern about the amount of time required to complete the survey, wording of the questions, and the need to elicit input from younger residents if we feel our demographics have moved in that direction. The issue of replacing clubhouse windows and associated costs was also discussed.

Gail Harrigan

## MANAGERS REPORT MAY 2026

**Monthly Stats For April:; Resales: 17 and 1 Additional Occupants; Leases: 11 new leases; Property inspections: 739; Violations: 320; Violations Closed out: 419-Thank you; Work Orders: 277 ; Landscape Work Orders: 19 (non weed); ACC apps: 78; LCC apps: 8**

We're pleased to announce that PBL has a new painting contractor who will be handling the power washing and painting of homes. Below are the sections scheduled for 2026. Specific dates have not yet been determined, so please watch for additional details in upcoming email blasts.

Painting in Section 8 will be completed this week. Painting in Section 9E (homes east of SW 18th St) is ongoing.

### Sections Scheduled for Power Washing in 2026

- Section 2 – 217 homes
- Section 6 – 181 homes
- Section 7 – 211 homes

### MODIFICATIONS TO THE EXTERIOR OF YOUR HOME ~ HOA APPROVAL REQUIRED ~ ARCHITECTURAL CONTROL COMMITTEE (ACC) & LANDSCAPE CONTROL COMMITTEE (LCC)

We continue to see an increase in work being done without obtaining ACC or LCC approvals. Please remember you must obtain ACC & LCC approvals for any exterior modifications made to your home according to our ACC Rules and Regulations and for any new plantings or modifications to your lawn/property according to our LCC Policy Rules & Regulations.

Applications are available at the office. We will be happy to assist you on any questions you might have with the application process.

**Please note, as per Florida Statutes, any work being done without the proper approvals may be subject to fines and access to the common areas and facilities could be suspended.**

**RESIDENT & EMERGENCY CONTACT INFORMATION**

In an effort to keep all members of the community informed, please notify the office of any changes to your account, including your secondary address, phone numbers, email address, departure and return dates (if you are a snowbird) and, emergency contact information. You may email [ACCOUNTS@mytblca.com](mailto:ACCOUNTS@mytblca.com) to inform the office of any changes. Thank you for helping us keep you informed.

**FINING APPEAL COMMITTEE MEETING**

A Fining Appeal Committee meeting was held on May 12, 2026. A total of 70 Stage 3 violation notices were issued. Of those, corrective action was completed for 35 violations, and 25 violations were reviewed by the Fining Appeal Committee.

**PROPERTY INSPECTIONS**

- Property inspections have been completed in sections 5 and 9W (west of SW 18th S) and are now underway in Section 2.
- Re-inspections is ongoing.

**PROPERTY INSPECTIONS** - are completed throughout the year in accordance with Palm Beach Leisureville’s Governing Documents. If you receive a letter, please consider it a friendly reminder to make necessary maintenance improvements. Campbell Property Management enforces the ACC, LCC and General policies and sends out notices to inform you of the maintenance repairs observed during the inspection. If everyone adheres to the guidelines, the outcome will prove to be a positive place to live for all residents. For the month of April 2026, the inspection team inspected 739 properties which includes LCC, ACC, Coach Lights Out and Parking violations. 320 violations were mailed, and 419 non-compliance violations were closed out. Thank you to the many residents that maintain their homes and work with our inspection team meeting compliance.

**VEHICLE PARKING**

The overnight parking of motor vehicles upon private or public roads is strictly prohibited. No parking of motor vehicles is permitted upon any PBL cul-de-sacs, lawn areas, or narrow street areas blocking other vehicles from passing day or night. This regulation is necessary for the quick entrance and exit of emergency vehicles. Our compliance team monitors this during the day & on the weekends. Additionally, the city of Boynton Beach is now strictly enforcing this rule. To report the violation to the police, please call 561-732-8116. We appreciate your cooperation.

**SIDEWALKS AND WALKWAYS**

It is expected that owners & residents will keep the sidewalks and walkways adjacent to their driveways, clear for passers-by. Too many of our residents on handicapped-assist carts, walking, riding bicycles, or with walkers are blocked from passing on our sidewalks by residents and/or their guests’ vehicles. Please help us help our neighbors! Our compliance team monitors this during the day & on the weekends. Additionally, the city of Boynton Beach is now strictly enforcing this rule. To report the violation to the police, please call 561-732-8116. We appreciate your cooperation.

**CAMPBELL EMPLOYEES & CONTRACTED VENDORS**

We are kindly asking all residents, please do not approach our employees or vendors out on property with requests or concerns. If you have a work order item or any concerns, you must call the office to process a work order. This is most helpful for us to keep accountability and to ensure the work gets done in a timely manner. We thank you for your cooperation!

**ARCHITECTURAL & LANDSCAPE PROPERTY IMPROVEMENT APPLICATIONS**

Please note: Your Property Improvement application and/or Landscape Application may be delayed if violations exist and/or fines owed to the Association are outstanding on the property. There should be no delay if you apply for approval on a violation you have received.

**LANDSCAPE CONTROL COMMITTEE**

The (LCC) Landscape Control Committee inspects homes all year round. This is a friendly reminder to make sure your bushes and trees are maintained all year. Homeowners must submit an application for all plantings (new and replacement) and be approved in writing by the LCC. Thank you for your cooperation!

**LCC IMPROVEMENT APPLICATIONS**

8 LCC application were submitted and approved for the month of April 2026.

**WORK ORDERS** - A total of 277 work orders were processed for the month of April 2026, which includes Maintenance, Irrigation, and Landscaping.

**PALM BEACH LEISUREVILLE SECURITY/COMPLIANCE**

**Current security/compliance areas:**

**Paid Security** - Hours of operation are: Monday – Sunday - Sporadic Security hours, 1am to 4am. Starts lock up at 10pm at R1, R2, R3

**Campbell Compliance Staff** – Monday – Friday - rides around in a golf cart with identifiable flag until 6:30 pm

- Paid Security/Campbell Compliance staff responsibilities:
  - Monitors the common element in PBL
  - Patrols every street
  - Patrols the entrances
  - Locks and secure buildings -**Paid Security only**
  - Calls Maintenance if the common areas in PBL need attention
  - Not allow solicitation – contacts company
  - Calls Sprinkler hotline if needed
  - Calls police for any criminal activity
  - Checks Pool ID Badges – **Campbell Compliance Staff Only**
  - Takes pictures and creates a report on simple violations, such as lamp post lights not on, parking on grass – **Campbell Compliance Staff Only**
- Each Clubhouse - Paid Security does the following:
  - Walks through the Buildings
  - Checks lights/fans
  - Checks water fountains for leakage
  - Checks Heater for leakage
  - Walks through and checks the bathrooms and saunas
  - Locks up starting at 10pm
  - Walks the perimeter of the building
- Reports or calls with any unusual findings
- Comes back on another “tour” and does complete property drive thru, checking:
  - Parking on the street after 1am
  - Coach lights
  - General trespassing

**COPs – PBL Volunteers**

- Two PBL residents volunteer to ride in a car around the community from 7am to 10pm.
  - Actual hours covered are contingent upon the number of volunteers.
  - Car is supplied by the Boynton Beach Police. PBL pays for gas.
  - Car is equipped with a phone.
  - COP volunteers:
    - Observers only
    - Look for suspicious activity
    - Should not get out of the car
    - Coordinate with Paid Security if needed
    - Call Sprinkler hot line if needed
    - Call Office, Security or Police if needed
- The Community’s Responsibilities are as follows:**
- Keep house and car doors locked
  - Criminal activity – call the police crime prevention
  - Call Administration Office/Compliance for suspicious activity
  - Call Sprinkler hotline if needed
  - Get home cameras/Ring doorbell
  - Administrative Office will supply the contact numbers to the community via blast, newspaper, website, Channel 1075
  - If it is the weekend, call Compliance – 561-667-3283
  - If it is during the week, call the Association Office – 561-732-7474
  - If you feel threatened, call the Police – 561-732-8116

**NEXT TOWN HALL**  
**Saturday, July 11, 2026**  
**1 PM at R3**  
 No Town Hall in June

**BOARD MEETINGS**  
 All Board Meetings at Clubhouse 3 and via Zoom at 3:00 PM  
 Next Board Meeting June 16, 2026

**PBLCA.COM**  
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**TO WEBMASTER@MYPBLCA.COM**  
**TO ACTIVATE YOUR ACCOUNT**



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## No New Waterfront Sellers So I Sold The Same House Again!

1008 SW 7th Ave,  
Palm Beach Leisureville

Sold on 12/30/25 for \$300,100

Sold again on 4/16/26 for \$395,000

Under contract waterfront,  
1704 SW 16th st, (Boynton Leisureville)

I still have buyers if you're looking for a swift sale. Please call me for a no obligation closing statement. Know your expected net proceeds before ever going on the market. (Available to all sellers).

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Cheryl Fowler  
Realtor Associate

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live music • food trucks  
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**AMPHITHEATER**

**boynton-beach.org/concerts**



# Leisureville's Alan Huber

## Answers Your Medicare And Health Insurance Questions

Can't Make Ends Meet? Help May Be Available.



**Alan Huber and wife, Dr. Marcia Cid Brito**  
**Leisureville Health Insurance Agents**  
 (not employed by Medicare)

### RESIDENTS WANT TO KNOW

**DEAR ALAN** I can't make ends meet. Things have gotten very difficult. Can I qualify for government programs?

**DEAR DIFFICULT** There are many government programs in the Medicare world with varying income limits. Don't hesitate to call me with questions.

### INCOME LIMITS BY PROGRAM

#### MEDICAID

SINGLE	MARRIED
\$1,150/mo	\$1,522/mo

#### EXTRA HELP

SINGLE  
 \$1,800 - \$2,000

#### FOOD STAMPS

SINGLE	MARRIED
\$1,580	\$2,137

#### MARRIED

\$2,400 - \$2,700

#### NURSING HOME MEDICAID

SINGLE	MARRIED
\$2,982/mo	\$5,964/mo

#### MEDICARE SAVINGS PROGRAMS

SINGLE	MARRIED
\$1,255 - \$1,700+	\$1,704 - \$2,300

## 855-561-0500

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- ✓ Represents most major companies
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- ✓ Explains all of your options
- ✓ Year-round Leisureville resident
- ✓ Full-time health insurance agent

\*We do not offer every plan available in your area. Any information we provide is limited to those plans we do offer in your area, which are offered by 12 MA organizations, 115 plans. Please contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program to get information on all of your options.\*

## SOCIAL EVENTS NEWS

SAVE THE DATES

### Walk Aerobics

\*Mon, Wed, Fri ~ 7:45 AM @ R3  
 Pam 908-670-6561 Gail 207-460-5595

### Strength Training

\*Tuesday & Thursday ~ 8 AM @ R1  
 Aldo Gonzales 954-668-6847

### Mah Jongg

\*Tuesday ~ 1:00-4:00 PM @ R2  
 \*Wednesday ~ 12:30-4:00 PM @ R1

### Pinochle

\*Tuesday ~ 5:45 PM @ R2 &  
 \*Thursday ~ 5:45 PM @ R2  
 New Players Welcome. \$2 To Play  
 Contact Louise at 843-384-2837

### Euchre

\*Sunday ~ 5:45 PM @ R2

### Acoustic Jam Sessions

\*Dec - April) @ R1 East Room  
 2nd & 4th Tuesday ~ 2:30 - 4:30 PM

### Crafts Meeting

\*Monday ~ 10:00AM – 1:00PM @ R2  
 Items For Sale

### Left Right Center (LRC)

\*Sunday ~ 6:00 PM @ R3

### Line Dancing

(Nov-April) @ R3 Patio

\*Wed ~ Beginner class 6-6:45 PM

\*Wed ~ Intermediate class 7-8PM

### Tai Chi Corner

\*Thursday ~ 5:00-6:00 PM @ R1

From January thru April

### Hand, Foot & Knee

\*Tuesday ~ 6:00 PM @ R1

### Scrabble

\*Wednesday ~ 1:00-4:00 PM @ R2

### Water Aerobics

\*Mon-Sat ~ 9:00-10:00 AM, R1 Pool

### Canasta

\*Friday ~ 12:30 PM R1 West

### Sevens From Hell Card Game

\*Thursday ~ 1:00 PM @ R2

### Tripoley Card Game

\*Tuesday 1:00 PM @ R2

We will teach you, Bring Pennies

## NEW ENGLAND CLUB

The New England Club will hold an acrylic painting class on June 12 in CH3. All needed supplies, including the canvas, paints, brushes, etc. are provided for \$10. Come have some fun and explore your creative side.

Ida Sands, Secretary



## LONG ISLAND CLUB

Just a reminder summer warriors: The Long Island club will celebrate our nations' 250th year of independence at our **annual picnic**, which will be held on **Saturday, July 4th**. Tickets are \$15 each (which will include Bingo following lunch) and will be on sale at 1PM on Monday, June 15th and 22nd (before Bingo) as well as June 16th and 22nd at Clubhouse 3 from 9 to 10AM. Save the date!! Stay cool!!!

Patty Merrell - Club Secretary



## JUNE CASINO TRIP

Casino trip for June will be on Thursday, June 18th, and will include a free hot dog and soda. If interested, please call Vera at 305-607-4885.

**DISCLAIMER: The above activity has no affiliation nor endorsements from Palm Beach Leisureville Community Association, HOA.**

## DRAWING AND PAINTING CLUB

Please come join us on Tuesdays and Thursdays at R2 at 9:30am-12:30pm. We meet continuously throughout the seasons. Come socialize with other artists as we share our ideas and techniques. All levels are welcome. For more info call or text Jeanne. 516-982-9184

## KNITTING & CROCHETING CLUB

Come join us every Wednesday from 10am to 12pm in R2. Bring your own supplies and come socialize with other yarn enthusiasts. All are welcome! Any questions call Peggy Rizzo at 516-724-1568 or email to Pegasus2726@yahoo.com

## Strength Training For Seniors

This is so important as we age to protect our bones and muscles, prevent falls and generally maintain good health.

An easy strength training video with light weights - standing or chair. Join us on Tuesday and Thursday, 8 am in R1. Call Aldo Gonzales 954-668-6847 for more info. Thank you.

## PINOCHLE PLAYERS WANTED:

**Come join a fun group on Tuesdays and Thursdays at 5:45 at clubhouse two.**

## CRAFTERS NEEDED

The Arts and Crafts Group is looking for new members and especially new ideas for projects. Anyone willing to share their ideas, teach us how to do a project or help in any way is more than welcome to join us every Monday from 9 AM to 11 AM at Clubhouse 2. We furnish all materials needed for projects. We also sell our items every Monday morning. All proceeds from our sales go to the PBLV Recreation Committee. Come make new friends and share your talents to benefit our community.



## Acoustic Jam Sessions



*Enjoy jamming with your acoustic instrument of choice?  
Come join us to make music together!  
All are welcome!!*

### NOTE NEW DATES AND TIMES

Beginning on January 13th we'll meet on the 2nd and 4th Tuesdays of the month from 2:30 - 4:30 in R1 (east building).

Any questions, call or text Ida at 518-339-6303

## Honor America's Veterans FLY YOUR FLAG ON THESE DATES

**Independence Day  
July 4**

**Labor Day  
September 7**

**9/11 Remembrance Day  
September 11**

**Veterans Day  
November 11**

## WANTED! MOTORCYCLE OWNERS

ANY AND ALL MOTORCYCLE OWNERS IN PBL THAT WOULD LIKE TO MEET FOR AN OCCASIONAL SHORT RIDE AROUND TOWN

CONTACT ALDO:

apgacivil@gmail.com or 954-668-6847



## LEISUREVILLE CRUISERS

Well, it's getting warmer in Leisureville and it's time to start planning our winter cruises if you have not planned them already. Below is a list of cruises planned so far.

November 23, 2026-Celebrity Ascent-11 night Panama Canal, Cartagena, Colombia-Panama canal Panama- Colon, Panama, Aruba, Curaçao, and Bonaire

Inside-\$2080/pp, Infinite Veranda-\$3879/pp,

December 6, 2026-Legend of the Seas, their newest Icon Class ship.... a six night western Caribbean stopping in Nassau, Coco cay and Falmouth Jamaica.

Ocean View starting at \$1512/pp and infinite ocean view balcony \$2274/pp

December 13, 2026-Celebrity Beyond-A seven night, Saint Thomas, San Juan, Bahamas

Prices available today with drinks and WiFi are \$1833/pp for inside, \$1880/pp Oceanview / \$2100/pp for Infinite Veranda

December 19, 2026-Celebrity Silhouette-8nt ABC cruise, Aruba, Bonaire, and Curaçao.

With drinks and Wi-Fi-Ocean View \$2335/pp, Veranda \$2625/pp,

December 21, 2026-Oasis of the Seas- Nassau, Coco Cay and Jamaica

Inside Cabin-\$1148/pp, Ocean View-\$1455/pp, Ocean view balcony-\$1468/pp

January 30, 2027-Celebrity Silhouette-8 nt ABC - Aruba, Bonaire, and Curaçao

Inside-\$1144/pp, Ocean View - \$1546/pp, Veranda-\$1863/pp, concierge-\$2050/pp

March 21, 2027-Allure of the Seas-7 night western-Nassau, Coco cay, Jamaica

Inside-\$954/pp, Ocean View-\$1094/pp, Central park, balcony-\$1216/pp,

Ocean View balcony-\$1501/pp, Junior Suite-\$2492/pp

April 28,2027-Oasis of the Seas-FT. LAUDERDALE to CAPE LIBERTY, NEW JERSEY

9 nights...stopping in Aruba and Curaçao, great for the Snowbirds...

Inside-\$745/pp, Ocean View-\$831/pp, OV balcony-\$829/pp

For those returning to Florida the airfare in May is usually around \$120 to \$150 per person

All prices quoted are as of today, May 19, 2026 and they are not guaranteed until deposited.

The Alaska cruise in September still has some availability, the Italy and Transatlantic cruises

In October and November have no balconies left. We are cruising thru the summer on 3 and 4 nights Bahamas, too many to list....

If you are interested in any of these cruises, please shoot me a text with the type of cabin you are interested in and I will call you back with the current prices.

Enjoy our very hot summer! See you at the pool or on a ship!

Julia Palmer - 561-572-5515 / Juliap1222@icloud.com

**DISCLAIMER: The above activity has no affiliation nor endorsements from Palm Beach Leisureville Community Association, HOA.**

## Carpenter Shop

Starting Wednesday May 6th, 2026, the Carpenter Shop (located in the rear of Clubhouse 3) will be operating on the in summer schedule. It will be open from 9:00 am to 12:00 noon on Wednesdays each week through the summer season. Carpentry Monitors are available to help you with your projects, please come by for help planning the work and shopping for supplies. **A signed Hold Harmless Form and Membership Card are required.** If necessary, special appointments may be made to open the Carpenter shop outside of these hours by contacting John Theis or Chris Hardham at least one week in advance of the desired time. If you would like to be a Carpentry Monitor please contact John Theis (973-610-3556, jtheis52@aol.com) or Chris Hardham (407-620-5847, chardham418@yahoo.com) for more information on the requirements.

Thank You, Chris

## What Personal Integrity Really Means

By Lauren King

Integrity derives from the Latin integritas — wholeness. Most people combine integrity with reputation — but they are not the same. Reputation is what others think of you; integrity is who you truly are. You can hold an excellent reputation while cutting corners privately, or a tarnished one while living with extraordinary honesty.

***"Integrity is doing the right thing, even when no one is watching."***

A person of integrity behaves the same in public and in private — with the CEO and with the custodian, on their best day and their worst. Anyone can be gracious once; it is the pattern across years that defines who someone truly is. Treating others with dignity regardless of their status or usefulness is one of integrity's most telling expressions. It surfaces in small moments: how you speak to a service worker when frustrated, whether you give credit where it is due.

We live in a time of profound trust erosion. Confidence in institutions has declined sharply, misinformation spreads faster than correction, and social media rewards performance over authentic living

Compromises feel small at first — telling a "small" lie to avoid conflict, staying silent when something unfair is said. None feel wrong in the moment. That is precisely the danger. What once troubled you begins to feel ordinary.

Integrity grows through consistent practice and fades through neglect. In relationships, it is the basis of trust: keeping your word and being honest even when it is difficult. You do not need a defining moment to start. Make one small choice rooted in integrity. Give credit where it is due, and stay honest with yourself and others.

## PBL LEISUREVILLE BOOK CLUB

### PBL Book Club: Time to Read and Chat!

Ready to read and chat? The Palm Beach Leisureville (PBL) Book Club is a great way to meet neighbors, share your thoughts, and explore new genres. We started back in March 2024 and love chatting about literature!

Good news: it's free to join! We get together on the **second Thursday of each month**. During the summer, you can join us in person at **4:30 PM** in the R1 Clubhouse card room, or hop on a virtual Zoom session at **6:00 PM** if you can't make it in person.

Date	Book Selection	Note
June 11	<i>Great Big Beautiful Life</i> by Emily Henry	This is a book club kit book; copies were provided to those in attendance.
July 9	<i>Lady Tan's Circle of Women</i> by Lisa See	This is a book club kit book; copies will be provided at the June meeting.
August 13	<i>Finding Dorothy</i> by Elizabeth Letts	Members will need to obtain their own copy of this book.

### Upcoming Book Selections

Whether you're a regular reader or just starting, we hope you'll come share, listen, and learn with us. Call Mary at (269) 993-7373 or Kathleen at (802) 238-7417 if you have questions. If you would like to join the Zoom meeting, e-mail Laura at Laurabethelder@gmail.com. Happy reading!

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**131 NW 14<sup>th</sup> Street**  
 Totally renovated WATERFRONT 2/1/1cg with Florida Room. Includes Seawall and Davits for a boat. Large back yard, tile thru out, Washer/Dryer, yearly rental. \$2,500 Monthly

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Beautiful upgrades including bath remodel 2025, Roof 2024, A/C 2023, impact doors, windows & garage door, and stunning kitchen remodel 2020  
 Asking price \$410,000

**RENTED \$1,900**



This home in Palm Beach Leisureville is a 2 Bdrm, 1 Bath SFH with laminate flooring, kitchen upgrades, & screened in back porch. Walking distance to both Clubhouse 1 & 2.  
 \$1,900

**RENTED \$2,100**



Regis Model 2/2/1cg, tile throughout, New fans & lights, open floorplan, beautiful upgraded kitchen, pass thru into family room. Enjoy the front patio!  
 \$2,100

**SOLD \$335,000**



Totally renovated waterfront home with seawall & davits. Enjoy this 2/1/1cg with Florida Room, Paid rec lease & low HOA dues  
 Asking price \$340,000

**SOLD \$250,000**



Regis model with red oak hardwood floors, tile, upgrades in kitchen, electric fireplace, accordion shutters, and home just tented. GREAT PRICE!  
 Asking price \$290,000

**RENTED \$2,150**

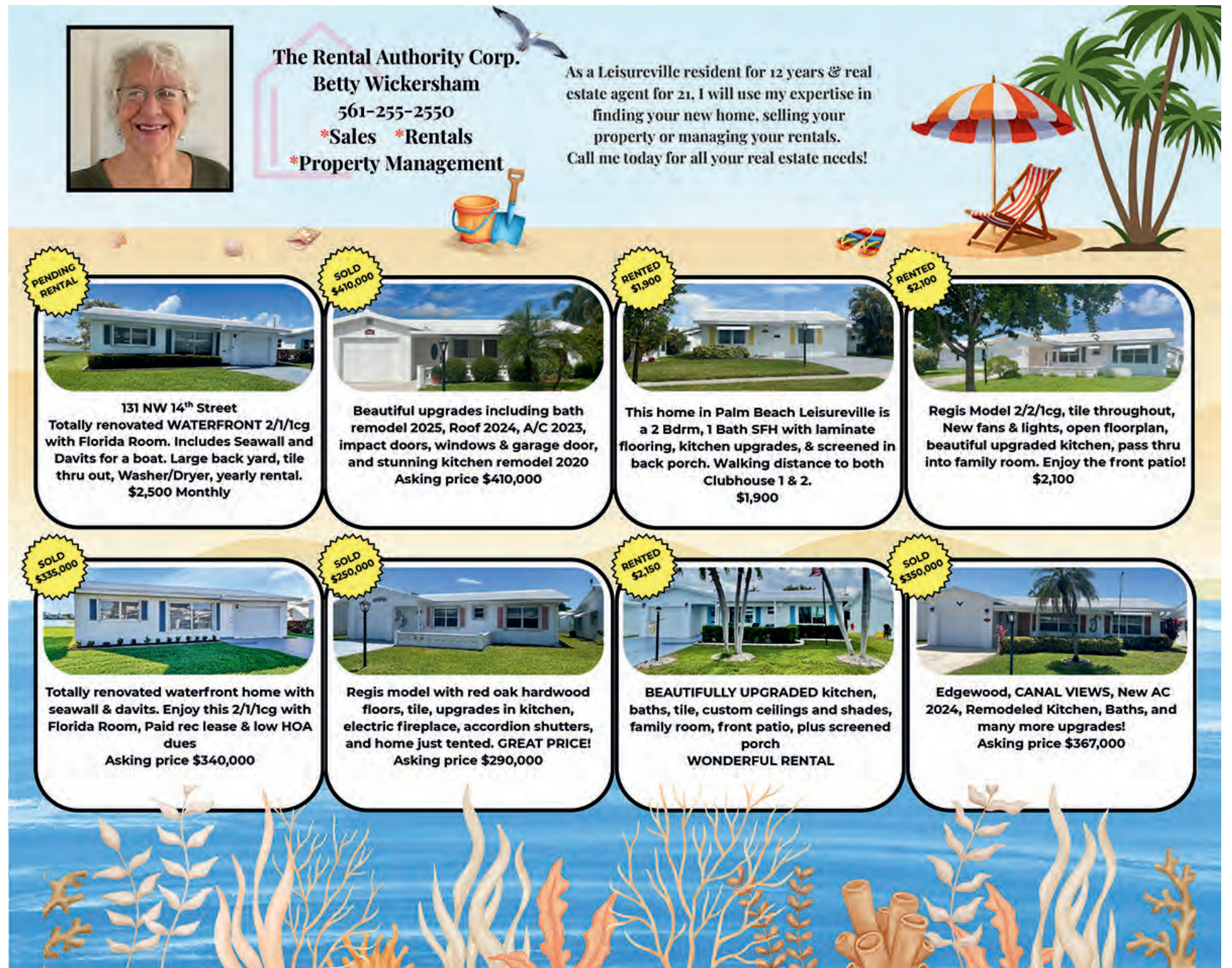


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# LEISUREVILLE CRUISERS



*Leisureville cruisers on Symphony of the Seas 3/29/26*

*Leisureville Cruisers on the Celebrity Reflection 4/6/26  
Leisureville cruisers at the Sail-away event in Ft Lauderdale on the ships helipad.*

# LEISUREVILLE TRAVELERS



*Keukenhof gardens in Amsterdam*



*Paris Louise, Sandi, Suzanne, Pam and Marylou*

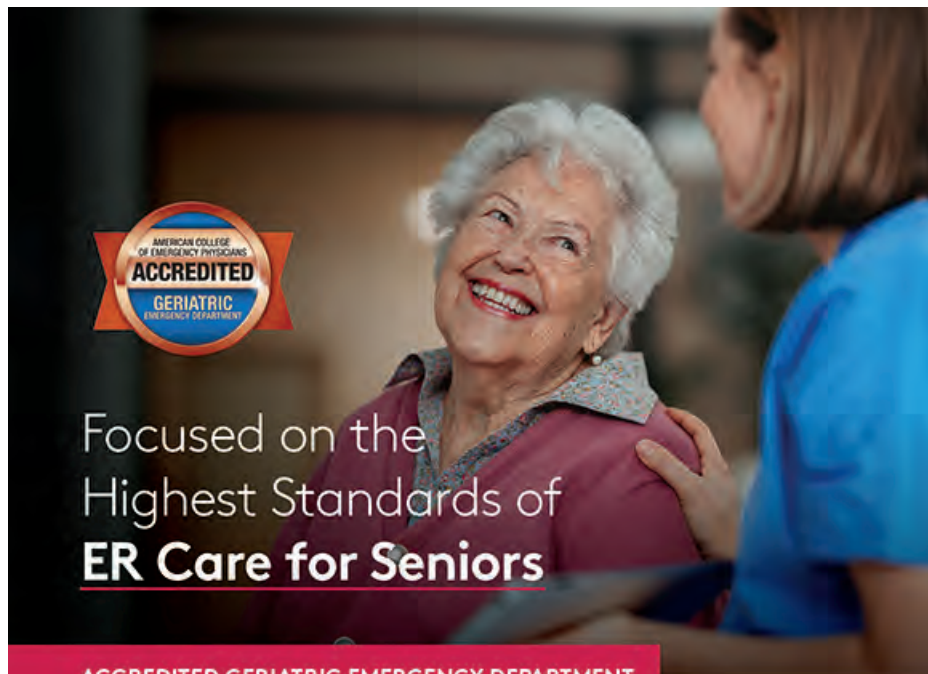


*Carriage ride in Vienna*



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**\$335,000 - 2 Bed/2 Bath**

Property featured by EXP Realty LLC



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**2088 SW 14th Avenue**  
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### GRADUATION

JoAnn Cirillo's grand daughter Courtney's graduation from FAU Magma Cum Laude.



### BIRTHDAY

Celebrating Lisa Baxter's birthday at Agliolio's. Lisa Baxter, Husband Dennis, son Matthew and sister Lyn.



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### SURPRISE BIRTHDAY

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## Pork Stroganoff

- 4 1/4 cups flour
- 1 lb ground pork
- 1/2 cup soft bread crumbs
- 1 egg, slightly beaten
- 1 tsp salt
- 1/8 teas pepper
- 2 tab vegetable oil
- 1/2 cup chopped onions
- 1 cup chopped mushrooms
- 1 tab flour
- 1/2 cup sherry
- 1/2 cup water
- 2/3 cup sour cream


Combine the first three ingredients and salt and pepper. Shape into meatballs using a tablespoon. Add oil to a skillet and brown the meatballs until they are evenly browned; remove to a plate. Cook the onions and mushrooms in the remaining drippings until tender. Add the flour; cooking slightly until thickened; stir in the sherry and water. Return meatballs to pan and simmer for 20 minutes. Remove from heat and add sour cream. Spoon over hot noodles or mashed potatoes. Serves four.

Anyone wishing to submit a recipe should send the recipe to [ksgentile@aol.com](mailto:ksgentile@aol.com). Sandi Gentile



### PICTURES WANTED

Do you have a picture you'd like to share with your neighbors? The Palm Beach Leisureville website ([myplca.com](http://myplca.com)) and newspaper are looking for pictures of residents and scenes in and around Leisureville for our new feature "Picture of the Week" on the homepage of the website and Fun Outside of Leisureville in the newspaper. If you have pictures you'd like to share, please email them to [webmaster@myplca.com](mailto:webmaster@myplca.com) and [editor@myplca.com](mailto:editor@myplca.com). Unfortunately, we are not able to accept printed pictures at this time.



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An OCCUPATIONAL LICENSE is required for all classified advertising for rental of houses, condos, or apartments. A copy of your current city of Boynton Beach license (City of Boynton Beach ordinance no: 94-15, Appendix A, 6-21-94) must accompany your classified ad request. The licensing period is from October 1 to September 30.

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## Landscape Committee

HURRICANE SEASON IS QUICKLY APPROACHING ! All coconut trees must have the fruit removed by June 1st, the official beginning of hurricane season. Our committee is making a list of all houses with coconut and mango trees and will be checking to ensure the fruit has been removed. If fruit is left on trees this can be very serious during high winds. You will be written up. This rule is for the safety of our entire community. Thank you in advance for your cooperation.

The Landscape committee continues to perform on-going inspections of all properties in Leisureville. This is an on going process. All of our members wear identification badges. We thank you in advance for your cooperation and compliance.

The Landscape rules have been revised and approved by the Board of Directors. These are now in effect. If you plan on doing any work or changes on your property, please stop by the office and ensure you are working with the revised rules.

**The Landscape Committee is comprised of your neighbors, who volunteer to help keep our community attractive and within the guidelines shown on our website for the Landscape Committee. When a property is found to be non-compliant, there is a process that must take place and a reasonable amount of time is given to the homeowner to correct the problem.**

**Most owners respect the rules. These rules are given out to all homeowners at the orientations. Homeowners sign that they have read the rules and are willing to follow them. Our committee does it's best to ensure all homeowners are treated fairly.**

The following are some important reminders that are taken from our policy. If you plan on adding plants or trees, please stop by the office and pick up a copy of our Policies and the required application.

Thank you to all homeowners who help all of us by following the rules.

- > Bushes growing over the windows.
- > Bushes above the railing at the front porch
- > Weeds overgrown in plants and flowerbeds.
- > Patio privacy hedges are allowed in rear of home around patio area 5-6' height.
- > Fruit trees - (2) are allowed in rear of home only.
- > Norfolk Island Pine Trees (Christmas tree) CAN NOT be planted.
- > Banana Trees are not permitted. Existing bananas limited to 5 trunks.
- > Coconut Trees are not permitted. Existing trees are required to have all coconuts removed by June 1, stand must remain off the trees throughout the hurricane season, which typically ends December 1st.

Landscape Policies also follow city and state Guidelines for Landscape regulations. They change due to environmental impacts. To learn more, a good resource for South Florida plants is [www.sfwmd.gov](http://www.sfwmd.gov); look for TAB Waterwise. A booklet is available for review. Contact the LCC. Plants that are not native to the area are considered exotic or invasive plants. A list can be found at [www.FLEPPC.org](http://www.FLEPPC.org) and there is a partial list in the Waterwise booklet as well. Unfortunately, some of the plants on the list are still sold in store locally. They may be on a watch list and not yet banned for local use.

Lastly, We welcome you to join the Landscape committee. We meet the 2nd Tuesday of each month in the Administration conference room at 11:00 AM. The LCC sponsors the **Green Thumb Award** to properties each month in the newspaper and with a yard sign, You can send in nominations, questions, comments or to report a problem to: email [LLC@mypblc.com](mailto:LLC@mypblc.com)

**Residents - when selling your home, please notify the office.** Pre-sale inspections are a great opportunity to verify HOA compliance for landscape or architectural issues prior to your sale.

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## The number is 51



Thank you to all that came out to support the Blood Drive. You have helped at least 51 people with your donation. The following people participated in the Blood Drive in PBL On Monday, May 11, 2026

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**Remember Blood cannot be manufactured, only donated.  
Next Blood Drive will be in August. Thank you.**

## MESSAGE FROM CERTS Community Emergency Response Team

Many of our residents will soon be preparing to leave for the season. This message is coming from your CERTS team, AKA Community Emergency Response Team. For those who do not know us, we are volunteers from your community, who have attended special training through the Boynton Beach fire department. If our area has a bad storm, dangerous winds or hurricane, we work with the city to ensure all is ready in the community before, and all residents are ok after the storm.

It is very important that before you leave you put away all flower pots, grills, furniture, trash cans, recycle bins, ceiling and decorative loose tiles, and anything else that the winds can carry and hit not only your home, but your neighbors. If you only have a carport, storing them inside is not acceptable. You may feel these items are ok, but we have seen the cement power poles knocked down during severe storms and many other items that become projectiles and fly and hit cars, homes and sadly can injure pets and people.

All of your trees should be trimmed back, and thinned out. as well as large bushes. ALL FRUIT should be removed from trees, including but not limited to, coconuts, avocados, and mangoes. The city will pick up debris on Fridays.

**NO ITEMS SHOULD BE LEFT OUTSIDE WHEN YOU LEAVE.**

If you live here year round you should be looking around your property and starting to prepare as well. The news media constantly reminds us that waiting until the Friday for bulk pick up, just prior to a storm is too late.

We start checking vacant homes towards the end of May or beginning of June. If you have left anything out, you will be notified by the office to arrange for immediate removal.

We thank you in advance for your help and for the consideration of your property and your neighbors. Your CERTS TEAM

## PALM BEACH LEISUREVILLE 2026 – 2027 MEN'S GOLF LEAGUE

### LOOKING FOR 9 HOLE GOLFERS

1. Fee will be same as 18 hole Golfers \$55.00
2. Will be put into Teams ( Pending on how many Golfers )
3. If there is enough Golfers for Teams, They will pick tee times at the luncheons at the same time as the 18 hole players.
4. Will follow weekly schedule but only play 9 Holes.
5. Handicaps will be based on 9 Holes.
6. Have own Club Championship for 9 hole players.
7. Can play all Regular play and special plays.
8. Prizes to be worked on pending how many 9 hole players we have.
9. Can participate in closest to the pin on the front 9 with the 18 hole players.

Bob Radenburg, President

# Contractor Evaluation Report

Home Owner Name or Property Number: \_\_\_\_\_  
 Contractor Name: \_\_\_\_\_  
 Type of Service Rendered: \_\_\_\_\_  
 Date of Service: \_\_\_\_\_  
 Based on the following scale of 1 to 5, please rate your Contractors Performance:  
 1 – Very Poor      I cannot recommend this Contractor  
 2 – Poor            Contractor Did Not Meet My Expectations  
 3 – OK               Contractor's Work was adequate  
 4 – Very Good      Contractor's Work Exceeded My Expectations  
 5 – Excellent       I would highly recommend this Contractor  
 Based on the work that this Contractor agreed to and performed, would give this Contractor a rating of \_\_\_\_\_  
 Additional comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Thank you for providing the community with this valuable feedback regarding your experience! ACC recommends, when your work is completed and signed off, that you turn in your Building Permit to be kept with your Homeowners file for any future reference. This can be especially important when selling your home

## What the Painting Contractor will do:

- First, the contractor will perform a Pre-Painting Inspection.
- One week before painting commences, a Notice to Paint will be taped to your front door and garage doors informing you of the painting start date. The Notice will list the final steps you need to take to prepare your w for painting. It will also list anything you wish not to paint such as: Doors, roof, shutters, back patio, Bottom panels of screen enclosure. (Please: make sure to leave mentioned checklist on your door.)
- Prior to painting your home, the entire exterior of your home will be Pressure Cleaned and prepped for painting.
- After painting, a Final Inspection by representative from Coastal Painting and the HOA will be scheduled.
- If you are not living in your house at the time of painting because you are either out of town or renting your home to a tenant, you must provide a contact information for the person or persons you have designated to carry out the required preparations to the Leisureville office.
- Your Primary responsibility is to prepare your house for painting. To help you do this, we have provided on the following page a Checklist that summarizes your required pre-painting preparation.

### PRE – PAINTING CHECKLIST

- Remove all vegetation, including vines that you have planted and that adhere to any surface of your home.
- Pull Back all vegetation that you have planted to at least 10" from any surface.
- Remove all decorative items hung on exterior wall surfaces, including nails and screws.
- Make all repairs necessary to the exterior of your home.
- When you receive your Notice to Paint from the painter, remove all window screens, close and lock all windows and doors, and place a rolled-up towel on each window sill and underneath all doors to prevent water from seeping in.
- Remove all furniture and personal items from your porch, patio and store these items inside your home or garage.
- Park all vehicles in your garage. If this is not possible, remove vehicles from your driveway or in front of your house to prevent over-spray.

## PROPERTY FRAUD ALERT

**Mike Caruso, Clerk Of The Circuit Court & Comptroller Palm Beach County says, that you are a HIGH RISK PROPERTY TARGET if you:**

- ARE OVER 55 + YEARS OLD
- HAVE YOUR HOME PAID OFF
- "HOME ADDRESS" is different than your "MAILING ADDRESS"

**Criminals record fake deeds to steal ownership or commit mortgage fraud. Victims may receive unexplained mail, collection notices or legal documents about property that they still own.**

**Sign up regardless for PROPERTY FRAUD ALERTS with the county at [www.mypalmbeachclerk.com/PFA](http://www.mypalmbeachclerk.com/PFA)**

**QUESTIONS?  
SCAN HERE>**



# IN MEMORIAM

## SUSAN "SUSIE" CAROL BUTLER PASSES



Susan "Susie" Carol Butler passed away on April 16th. She was born in Tennessee but moved to West Palm Beach as a young woman. She met the love of her life, Michael Butler. Michael and Susie opened Susie's Place, a restaurant in Wellington known especially for the BLT sandwiches. Later in West Palm Beach they opened M & S Restaurant Equipment, where they often hosted "happy hour" on Friday afternoons.

Susie was cheerful and organized. The dogs walking their owners would always stop outside Susie's house and wait for a treat. She loved the fur babies.

In addition to her love of animals, she also loved to help the hungry and homeless.

Susie we miss you so much!

# PBLCA.COM

**NEW MEMBERS: EMAIL  
TO WEBMASTER@MYPBLCA.COM  
TO ACTIVATE YOUR ACCOUNT**



**LOG IN HERE >**

## VIOLATIONS AND IMMEDIATE FINES SCHEDULE (3/17/26 Revision)

Violations of Association governing documents, policies, rules and regulations may result in fines and the suspension of rights to utilize common area amenities. Such fines shall not exceed the statutory limit per violation. The nature of the violation, the dollar amount of such fines and the lengths of such suspensions shall be as determined solely by the Board of Directors, which may act through Management and the Fining Appeal Committee. Violations are issued to the household, not to an individual, therefore each additional violation received at the same address, within a 12-month period following an initial violation issued to that address, escalates the fine to the next higher fine level. Association members will be held accountable for their occupants, lessees and guests.

Violation	First Incident	Second Incident	Third Incident
Household trash, yard waste & bulk debris put out more than 24 hours prior to scheduled pickup	5-day warning notice, then \$50 initial fine plus \$25 fine per day that violation is not corrected	\$100 initial fine plus \$50 fine per day that violation is not corrected	\$100 initial fine plus \$75 fine per day that violation is not corrected
Parking on grass, sidewalks and/or blocking walkways/roadways	5-day warning notice, then \$50 initial fine plus \$25 fine per day that violation is not corrected	\$100 initial fine plus \$50 fine per day that violation is not corrected	\$100 initial fine plus \$75 fine per day that violation is not corrected
Garage/Yard Sales conducted without required HOA permits	5-day warning notice, then \$50 initial fine plus \$25 fine per day that violation is not corrected	\$100 initial fine plus \$50 fine per day that violation is not corrected	\$100 initial fine plus \$75 fine per day that violation is not corrected
Unleashed pet or use of hand-held leashes over 8 feet (Under Boynton Beach code it is illegal to lether or chain a dog unless the owner is present and attending the animal and the animal is confined to the owner's property)	5-day warning notice, then \$50 initial fine plus \$25 fine per day that violation is not corrected	\$100 initial fine plus \$50 fine per day that violation is not corrected	\$100 initial fine plus \$75 fine per day that violation is not corrected
Failure to properly dispose of pet waste	5-day warning notice, then \$50 initial fine plus \$25 fine per day that violation is not corrected	\$100 initial fine plus \$50 fine per day that violation is not corrected	\$100 initial fine plus \$75 fine per day that violation is not corrected
Parking overnight on street (2am-6am)	5-day warning notice, then \$50 initial fine plus \$25 fine per day that violation is not corrected	\$100 initial fine plus \$50 fine per day that violation is not corrected	\$100 initial fine plus \$75 fine per day that violation is not corrected
Failure to remove hanging coconuts and remove/secure other airborne threats (e.g., whirrigigs, lawn ornaments, planter pots, etc.) when inclement weather is forecasted or when resident is absent for an extended period of time.	5-day warning notice, then \$25 initial fine plus \$25 fine per day that violation is not corrected	\$50 initial fine plus \$50 fine per day that violation is not corrected	\$75 initial fine plus \$75 fine per day that violation is not corrected
Unauthorized person(s) having access to common property and amenities without proper identification (i.e., no guest pass)	\$50 initial fine plus \$25 fine per day that violation is not corrected	\$100 initial fine plus \$50 fine per day that violation is not corrected	\$100 initial fine plus \$75 fine per day that violation is not corrected
Unlawful or unapproved resident (e.g., renter, under 55, under 18, etc.)	20-day warning/vacate notice, then \$100 fine per day that violation is not corrected	20-day warning/vacate notice, then \$100 fine per day that violation is not corrected	20-day warning/vacate notice, then \$100 fine per day that violation is not corrected
Abusive and/or uncooperative behavior (by owner, occupant or renter) as determined solely by the Board of Directors. (Residents shall refrain from abusive conduct, personal charges or verbal attacks on the character or motives of other residents, administration and staff or the public.) (PBLCA, Inc. will not be responsible for, or be a party to, any personal issues existing between residents)	Immediate warning notice & \$100 initial fine to property owner and 60-day suspension of all rights to utilize common area amenities to violator (owner, occupant or renter)	90-day suspension of all rights to utilize common area amenities to violator (owner, occupant or renter) plus \$100 fine to property owner	120-day suspension of all rights to utilize common area amenities to violator (owner, occupant or renter) plus \$100 fine to property owner

Palm Beach County  
Public Safety Department  
Division of Emergency Management  
[www.pbcgov.com/dem](http://www.pbcgov.com/dem)



Palm Beach County  
Board of County Commissioners

In accordance with the provisions of the ADA, this brochure can be made available in an alternate format. Contact Emergency Management at (561) 712-6400.

Rev. 05/14



### Emergency Supply Kit Shopping List

Everyone needs to prepare for emergency situations, but shopping for supplies can be expensive and strenuous. Shopping for items a little at a time before an event, can reduce the stress of recovery by avoiding long lines and empty shelves.

**Get a Head Start & Be Prepared!**

#### Food Week 1

- 1 Gallon of water per person per day for at least 5 days, for drinking and sanitation
- Sandwich bread (freeze until needed)
- 3 Boxes of quick energy snacks (i.e. granola bars or raisins)
- 2 Cans of ready-to-eat-soup
- 1 Box of crackers
- Dry cereal
- 4 Cans of fruit
- 5 Cans of meat
- 4 Cans of vegetables
- 1 Jar of jelly or jam
- 1 Large can of juice
- Instant coffee/tea/powdered drinks



#### Water

Water will be needed for drinking, cooking, and bathing. Store enough bottled water for all members of your family and pets before the storm. Clean water that could be used for bathing & washing dishes is in your water heater.

#### Storage Week 2

- 2 Boxes of large plastic zip bags
- Plastic wrap
- 2 Rolls of aluminum foil
- Assorted plastic containers with lids
- 3 Boxes heavy-duty garbage bags
- Waterproof portable plastic container with lid

#### Preserving Food & Important Documents

Electrical power can be off for several days after a storm, so plan for power outages. Also, use waterproof containers to protect important papers.



#### TO DO LIST Before the Season Starts

- Make a family plan. Who does what and where will your family ride out the storm
- Locate your water meter and electrical shutoff
- Know the disaster plan of your child's school or daycare
- Trim trees and store loose objects
- Install/test your smoke detector
- Use a video camera to tape the contents of your home and store videotape with a friend who lives out of town
- Photocopy important papers and store safely
- Make plans to board your pet if you plan to go to a shelter
- Obtain cash or travelers checks
- Establish an out-of-state contact to call in case of emergency

#### Keep in a Waterproof Portable Container

- Will, insurance policies, contracts, deeds, stocks, and bonds
- Passports, social security cards, immunization records
- Bank account numbers
- Credit card account numbers and companies
- Inventory of valuable household goods, important telephone numbers
- Family records (birth, marriage, death certificates)



#### Health & First Aid Week 3

- 1 Bottle of shampoo
- 1 Box sanitary hand wipes/liquid
- 1 Large tube of toothpaste
- Antiseptic
- Deodorant
- Tweezers
- Adhesive bandages, assorted sizes
- Rolls of gauze or bandages
- Hydrogen peroxide
- First Aid book
- First Aid tape
- Petroleum jelly
- Rubbing alcohol

#### First Aid

During a storm, phone and electrical lines go down. Dangerous weather conditions prevent emergency vehicles from responding to emergency situations. Preparing yourself and your family with CPR and First Aid training can save the life of a loved one.

#### Cleaning & Supplies Week 4

- 2 Packages of eating utensils, paper cups, paper plates
- Facial tissues (i.e. Kleenex)
- 2 Rolls of paper towels
- 4 Rolls of toilet paper
- Liquid dish soap
- Mosquito repellent
- Matches
- 2 Pairs of latex gloves
- Broom, mop, and bucket
- Unscented liquid bleach

#### Use What You Have

Stock up on personal care and cleaning items. Check your supplies now to make sure you have these supplies on hand. Don't forget disposable plates, cups and utensils, paper towels, and toilet paper. Insect repellent and sunscreen should be included. If you have an adequate supply on hand, you will not need to purchase them when you go shopping.



#### Medications Week 5

- Extra supply prescription medication(s)
- Aspirin and/or acetaminophen
- Anti-diarrhea medicine
- Adult vitamins
- Thermometer



#### Special Needs Shelter

The county Special Needs Shelter only accepts residents with a physical condition requiring medical or nursing care that cannot be provided for in a general population shelter. Individuals must be able to sleep safely on a cot or mat and meet one of the following criteria:

- Need nursing assistance with medications or medical care administration
- Monitoring vital signs or medical conditions or activities of daily living but do not need hospitalization
- Need constant electrical power for medical equipment

Pre-registration is required for individuals needing to use the Special Needs Shelter. To register call: (561) 712-6400

#### Common Tools Week 6

- Battery operated radio
- Flashlights
- Flashlight batteries
- Assorted safety pins
- Scissors
- Screwdrivers
- Pliers
- Vise grips
- Hammer(s)
- Heavy-work gloves
- Stove fuel/charcoal, lighter fluid
- Camping or utility knife
- 1 Box disposable dust mask
- Plastic safety goggles



#### Tune In

Local media are your primary source of information during disaster. They work with the Emergency Operation Center to provide up-to-date information that can keep you safe. Be sure to have a battery-operated radio and stock up on plenty of batteries. Stay informed about weather conditions, hazards, closed roads, curfews, and relief center locations.

#### Heavy Tools Week 7

- Plywood & fasteners to cover windows
- Tarpaulin, canvas for temporary roof repair
- Handsaw and/or chain saw & fuel
- Assorted nails
- Wood screws
- Hatchet
- Crowbar



#### Safety

Most hurricane related injuries occur after the storm when people are cleaning up debris. Wear proper safety gear, make sure you know how to properly use power tools and machinery and never work alone. It may be best to hire skilled and insured professionals to do some work.

#### Special Items Week 8

- Special foods for special diets
- Extra hearing aid batteries
- Items for denture care
- Spare eyeglasses or contact lens supplies
- 1 Gallon of water per pet
- Leash or pet carrier
- Pet food
- Baby food
- Diapers
- Baby wipes



#### What You Need

Only you know what you need. Some families will need special items added to their disaster list. These include baby food and baby care items as well as items for your pet. Make sure you have spare batteries for your hearing aid and a spare pair of eyeglasses. Remember pets are not allowed in general shelters. If you live in an evacuation zone, pets can be pre-registered for the Pet Friendly Shelter by calling (561) 233-1266.

[pbcgov.com/publicsafety/animalcare](http://pbcgov.com/publicsafety/animalcare)

#### Smart Supplies Week 9

- Batteries for camping lantern
- Battery powered camping lantern
- Portable camp stove or grill
- Video or disposable camera

#### Your Property

Before hurricane season, make a complete inventory of your valuables and personal property. Store important documents and valuables in a safe dry place. If you evacuate, take them with you if you can. Take a photo inventory before the storm and then take photos of any damage after the storm and then take photos of any damage after the storm for your insurance adjuster. Be sure that you are properly insured and understand all of the conditions of your policy prior to a disaster. This will save you from unfortunate surprises during recovery.



#### Helpful Supplies Week 10

- Games/activities for kids/family
- Extra radio batteries
- Local and state road maps
- Gas cans
- Manual can opener

#### Have Patience

Damage after a hurricane is unpredictable. It can take several days, and in some cases, several weeks to restore power. Crews will begin work as soon as they can to clear roads and restore services. Be patient. Plan for loss of power, phones, water, and cable television. Have activities on hand for your family. Remember that everyone in the community is experiencing the same disaster. **DO NOT HOARD FUEL.** Work together and help your neighbor.



#### Everyday Safety Week 11

- ABC certified fire extinguisher
- Smoke detector with battery
- Carbon monoxide detector

#### Everyday Supplies

Disasters can happen without warning. It is a good idea to have disaster supplies on hand year-round. Make sure you always have a working fire extinguisher, smoke detectors, and a carbon monoxide detector. These items save lives and reduce property damage. To reduce risk of fire, **DO NOT USE CANDLES.** Never use a generator or charcoal grill inside your home or inside your garage.



Palm Beach County  
Public Safety Department  
Division of Emergency Management

[www.ReadyPBC.org](http://www.ReadyPBC.org)

Palm Beach County  
Public Affairs Department

[www.pbcgov.com](http://www.pbcgov.com)

# BLUEWATER



## WINDOW CLEANING

SEA AIR - \$105	ATTACHE - \$120
HOLIDAY - \$105	EDGEWOOD - \$120
FAIRMONT - \$105	CHALLENGER - \$120
CONDOS \$70 & UP	REGIS - \$120

**PRESSURE CLEANING AVAILABLE  
FREE ESTIMATE  
INSURED & LICENSED (07-22414)**

**PRICE INCLUDES  
ALL WINDOWS CLEANED  
IN & OUT. INCLUDING SCREENS**

**SATISFACTION  
GUARANTEED**

**561-386-2151**



## BAR-B-QUE

**WHEN – SATURDAY – JULY 4<sup>th</sup> – CLUBHOUSE 3**

**TIME – 11:30 pm – SERVED AT 12:00 pm**

**MENU – HAMBURGERS & HOT DOGS**

**POTATO SALAD – BAKED BEANS**

**ICE CREAM & BOTTLED WATER**

**TICKETS \$15.00**

**ON SALE MONDAYS JUNE 15 & 22, 1 pm, BEFORE BINGO**

**TUESDAYS JUNE 16 & 23, 9 TO 10 am CLUBHOUSE 3**

**BINGO**

**PLAYED AFTER LUNCH INCLUDED**



CARING NEIGHBORS WOULD LIKE TO GIVE A SPECIAL SHOUT

OUT TO THE FOLLOWING PBL NEIGHBORS THAT CARE:

- THANK YOU DALE NICHOLS FOR DONATING A SCOOTER TO A DESERVING AND APPRECIATIVE RECIPIENT!
- THANK YOU KATHY SIMS AND THE OFFICE STAFF FOR GOING ABOVE AND BEYOND THE SCOPE OF CARING NEIGHBORS IN HELPING OUT SEVERAL OF OUR PALM BEACH RESIDENTS.



**"I've combined a laxative and  
alphabet soup. I call it 'Letter Rip'."**



*Linda the bingo jester*

## 3<sup>RD</sup> ANNUAL LEISUREVILLE SUMMER DANCE



*Sponsored By The Long Island Club*

*With All Proceeds Being Donated To Caring Neighbors*

**SATURDAY AUGUST 22, 2026  
AT R-3 6:00 PM TO 9:00 PM**

*Music By*

### REMEMBER THEM

**TICKETS \$10.00 CASH DONATION  
COFFEE & CAKE WILL BE SERVED  
BYOB & SNACKS  
CASH DRAWING & DOOR PRIZES**

**TICKETS ON SALE AT R-3**

**MONDAYS AT BINGO JULY 13<sup>TH</sup>, 20<sup>TH</sup>, 27<sup>TH</sup> & AUGUST 3<sup>RD</sup>. 12:30PM TO 1:30PM  
TUESDAYS JULY 14<sup>TH</sup>, 21<sup>ST</sup>, 28<sup>TH</sup> & AUGUST 4<sup>TH</sup> 9:30AM TO 10:30AM**

**ANY QUESTIONS CONTACT :  
MAUREEN CHODAN 518-428-4128  
OR MIKE RIZZO 516-902-8844**



**LARGEST SINGLE FAMILY RESIDENCE IN PB LEISUREVILLE**

- 2,292 Livable sq ft!!!
- 2 AC units
- .21 acre private superlot
- 2 bed + Office / 2 baths
- Full hurricane protection (accordion shutters)
- Windows replaced
- Central Vac

This home makes the Challenger Model look tiny!!



**ASK JILL ABOUT LEISUREVILLE**

**JILL CLARE**  
 Real Estate Agent  
 Licensed since 1998  
 Resident of Leisureville  
**561.704.3811**

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**Windows:** We are proud dealers of PGT windows and glass doors. The new line of PGT Winguard Aluminum-Framed windows are by the far the easiest to open and close.

Keep your loved ones protected with America's favorite brand of impact-resistant windows and doors.

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50% UP TO \$1,000**

**On Energy Star Impact Windows & Doors (\*Some exclusions apply)  
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Other Brands Available Upon Request

- 2 Ton System- (15.2 Seer) Rheem \$5,375
- 2.5 Ton System- (15.2 Seer) Rheem \$5,775
- 3 Ton System- (15.2 Seer) Rheem \$5,975

\*Additional costs for attic or horizontal in ceiling units

## WARRANTIES

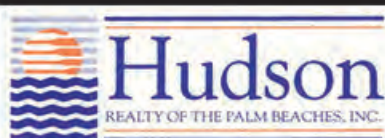
10 years manufacturing warranty complete systems  
1 year labor on all systems

Includes: Digital thermostat, flood safety device, anti vibration padding, hurricane straps, armaflex insulation, heater, permit fee, removal disposal of existing system, and labor.

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Broker Associate  
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## Desiree Cornelio

Broker Associate/Leisureville Resident

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Celebrating 27 Years selling the Leisureville lifestyle

Happy Father's Day!

## The Cornelio Group



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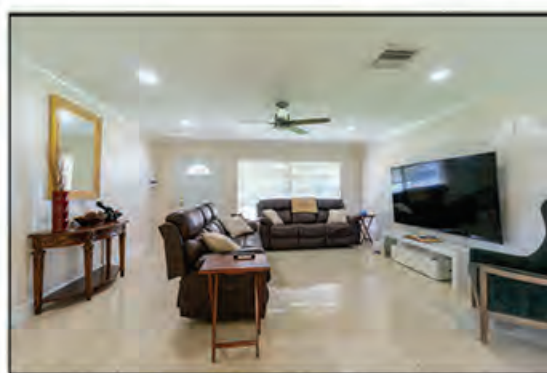
Nicholas Cornelio  
Realtor®

(561)414-9315

nicholascornelio@gmail.com  
www.nicholascornelio.com



**New Listing!** Welcome to this updated Fairmont model single-family home in the 55+ community of Palm Beach Leisureville. This 2 bedroom, 1 bathroom, 1-car garage residence features tile floors throughout, a remodeled kitchen, and an updated bathroom. Enjoy ultimate peace of mind with impact windows, doors, and garage door. Features a tile roof with Southern Coating applied in 2021 and a brand-new flat roof replaced in 2025. The property also includes a pre-paid recreational lease for excellent long-term value. **Price: \$269,500 Call Desiree for more info 561-789-5041**



**Recently Sold!** Welcome to this Fairmont model single-family home in the desirable 55+ community of Palm Beach Leisureville in Boynton Beach. Featuring 2 bedrooms, 2 bathrooms, and a garage, this residence offers both comfort and practicality. Inside, you'll find tile floors throughout, a freshly painted interior, and the convenience of an inside laundry room. A brand-new roof installed in 2025 adds peace of mind and long-term value. **Sold Price: \$279,900 Call Desiree for more info 561-789-5041**



## A CREMATION SERVICE OF THE PALM BEACHES

**YOUR FIRST CHOICE WHEN SELECTING CREMATION**

**"South Florida's oldest family owned cremation only service"**

**LOW COST, DIGNIFIED CREMATION SERVICES**

**OUR PROFESSIONAL DIRECTORS HAVE OVER 50 YEARS COMBINED EXPERIENCE HELPING FAMILIES AT THEIR TIME OF NEED**

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Web: [acremationservice.net](http://acremationservice.net)  
e-mail: [acremation@yahoo.com](mailto:acremation@yahoo.com)  
1100 S. Federal Highway, Ste #1, Boynton Beach, FL 33435

## PROPERTY SPOTLIGHT

132 NW 10<sup>th</sup> Ct



MLS# B26007069      **2BR 2BA**      **\$389,000**



**Impeccably Renovated Home + Private Patio Oasis**

Beautifully updated 2-bedroom, 2-bath home showcasing impeccable attention to detail throughout. Thoughtfully renovated with a clean, modern feel, this residence is truly move-in ready. Major improvements include a newer roof, impact windows, new electric panel, new HVAC system with updated ductwork, and a new oversized water heater—providing exceptional peace of mind.

The bright, open layout offers a seamless flow for everyday living and entertaining. Enjoy your own private back patio with no homes directly behind the property, creating a peaceful and private setting perfect for relaxing or outdoor dining.

Located in the desirable Palm Beach Leisureville, residents enjoy 3 clubhouses, 3 pools, fitness center, social activities, and a free-to-play par 3 golf course.



**CALVIN McDANIEL**  
REALTY

Calvin McDaniel  
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RE/MAX DIRECT

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Interest Rates are the Lowest in 30 Years and Prices are RISING...  
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**SOLD \$350,000**



**Deluxe Edgewood Model - \$369,900**

Please call to see this totally updated 2Br/2Ba with full Florida room. Better than new. All hurricane impact windows. Roof Replaced 2019, front porch with oversized insulated roof. Kitchen cabinetry replaced plus additional cabinetry, both baths redone. Neutral tile on the diagonal thruout. A/C, replaced plus all ducts replaced. Double decorative concrete drive. Paid up recreation lease in full. A Must see...

**SOLD \$299,000**



**Expanded Regis**

Exquisite, expanded Regis 2Br/2Ba with both Florida room plus office which could be converted to 3rd bedroom. Tile and Flat roof replaced 2020. All impact windows and doors. French impact glass doors lead out to oversized back patio. Front porch has insulated roof and faces East for those gulfstream breezes. Kitchen cabinetry all replaced, recessed lighting and updated appliances. Both baths updated. Offered at \$299,000 and will consider seller furnishings separate. Paid up recreation lease in full. Vacant for quick close. A MUST SEE...



**Edgewood Model - \$299,900**

Nicely updated 2Br/2Ba with full Florida. Spacious back views. Roof Replaced 2018. All Hurricane Impact windows. Tile throughout with carpeting in bedrooms. Paid up recreation lease in full. Kitchen updated with newer appliances. A Must See. Available for quick close.



**Expanded Challenger - \$309,900**

Stunning expanded corner Challenger 2Br/2Ba split bedroom layout. Neutral tile thruout. Oversized east facing front porch with impact window welcomes cooling Gulfstream breezes. Kitchen updated with newer cabinetry, tiled countertops and backsplash. Bright Florida room with sliding glass door out to screened porch. Textured knockdown ceilings. Double concrete drive. A/C 2020. Will sell furnished. Available for quick close. Please call to see today, you'll be glad you did.



**Walk to Clubhouse - \$269,900**

This lovely Fairmont model 2Br/1Ba is in move-in condition. New kitchen cabinetry with updated appliances. Roof Replaced 2019. Beautiful water-proof plank flooring thru out with neutral carpet in bedrooms. Electrical panel replaced. A/C replaced 2021. Lots of natural light. Paid up recreation lease in full. Great location. Great Price. A Must see...Free Golf and 3 Active Clubhouses and 3 Heated Pool. Minutes to shopping, restaurants and ocean beaches.

**Sold \$275,000**



**Deluxe Holiday - \$289,000**

Please call to see this totally updated 2Br home, you'll be glad you did. Windows all replaced with accordion shutters. Hurricane rated decorative glass front door. Kitchen professionally reconfigured with extra cabinetry and updated appliances. Tile and Flat roof replaced 2025 including new gutters, new soffit screens and fascia. Neutral porcelain tile throughout. Bathroom totally updated with walk in shower. Thousands in upgrades. A must see. Paid up recreation lease in full. This home shows like a model, better than new.



**Spacious Edgewood - \$260,000**

Please call to see this 2Br/2Ba home with full Florida room. Kitchen cabinetry and appliances all replaced. Tiled backsplash plus granite countertops and extra cabinetry. Recessed lighting in kitchen and living room. Windows replaced, neutral tile throughout with hard wood flooring in the bedrooms. Front porch plus back patio... Freshly painted move in ready. Vacant for quick close. Paid up recreation lease in full. A Must See...

**Sold \$373,500**



**Expanded Edgewood**

Expanded Edgewood model with custom kitchen plus extra cabinetry and counter space. Stainless steel appliances. Extra built-in cabinetry in Florida room. Additional glass addition with separate a/c overlooking lake and golf course. Front and back porches. Recreation lease paid in full.

**SOLD \$260,000**



**Attache Model - \$279,900**

Delightful 2Br/2Ba with Florida room. Paid up recreation lease in full. Spacious back views with lots of privacy. Kitchen cabinetry all replaced. Roof replaced 2012. Windows replaced plus accordion shutters. Paid up recreation lease in full. Free 18 Hole Par 3 Golf plus 3 clubhouses with 3 heated pools. Minutes to Ocean Beaches, shopping and 1 95. Vacant for a quick close. Please call to see.

**SOLD \$150,000**



**Waterfront 2Br/2Ba - \$151,900**

Fabulous water views from this beautiful 2Br/2Ba condo. HURRICANE IMPACT WINDOWS. Kitchen cabinetry all replaced with updated appliances. Neutral tile thru out. Both baths remodeled. Electric panel replaced. This condo is better than new. Bright and Airy. Vacant for quick close..Owner will consider selling furniture separate, if interested. Paid up recreation lease in full. Walk to shopping, restaurants and banks. Minutes to Ocean beaches. Active community with FREE 18 HOLE PAR 3 golf course. MINT...MINT..

**Reduced \$139,900**



**Leisure Lake Villa**

Price to sell on this lovely 2Br/2Ba villa with glass enclosed porch. Back patio has side view of Lake. Walk distance to clubhouse, pool, FREE 18 Hole Golf course, shopping and restaurants. Move in ready with A/C replaced 2022, Electrical panel 2019, Hot water heater 2020. Paid up recreation lease in full. Furniture FSBO. Vacant for quick close. A Must See.

**SOLD \$265,000**



**Exquisite Regis - \$299,900**

Lovely 2Br/2Ba with enclosed porch with separate a/c. Nice quiet street plus double concrete drive and front porch. All windows replaced including hurricane accordion shutters. Tile and Flat roof replaced 2015, A/C replaced 2022. Kitchen cabinetry all replaced. Granite counter tops plus all updated appliances. Both Baths totally remodeled. Tiled throughout. Washer/Dryer 2020. Pull down staircase. Paid up recreation lease in full. This home is in mint move in condition. Free Par 3 Golf. Three Active Clubhouses and fitness center. A Must See...