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President's Message

Dear Homeowners, **the next Board Meeting will be 07/24/2025 at 4:30 pm.**

The Twin Villa merger has been approved by homeowner votes. Merger paperwork has been signed by the board President.

The new gate access is currently in progress and being conducted by Bartlett Brothers. The database is being updated to reflect homeowner vehicle information. Homeowners will receive two RFID tags and any additional tags will cost \$20.00 each.

Plants will be added to three lakes in JBCC (lakes 4, 16B, and 15, and JV lake 4). The plants will help preserve the littoral (lake bank) from caving and decrease algae growth and increase oxygen for the health of the lakes. For healthy maintenance of the lakes, M&M will not cut the

grass 4' from the lake edge and grass will be maintained at 2' high.

Have a wonderful summer.

Submitted by: [Jeff Huesing](#), JBCCHOA President

Architecture and Modifications Committee (AMC)

The Architecture and Modifications Committee (AMC) is one of 3 standing committees established in our governing documents. There are currently seven members serving on the committee, which meets every other Tuesday at 2:00 PM: Debbie Benoit, David Edson, Salvatore Mattia, Rick Glaser, MaryAnn Ziga, Sherie McGregor, and Chairman, Sanford Flack. Randal Comer is the Board Liaison.

Article X1 Section 2 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions permits the establishment of the AMC. Once it was created,

“it shall have exclusive jurisdiction over modifications, additions or alterations made on or to existing units”.

In addition, Section 2 mandates that

“all plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the AMC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography and finish grade elevation”.

Pertinent information and guidance can be found in the Homeowners section of the HOA website under Paint Color Options Exterior, Policies, and Use Restrictions and Violations. The interior of the unit is specifically excluded from these requirements.

Failure to comply with these requirements could subject the homeowner to fines and other sanctions as approved by the Board.

This year, in addition to the Property Manager's approvals, the Committee has considered 107 applications. The application is cost-free, and [the form](#) is available on our web site.



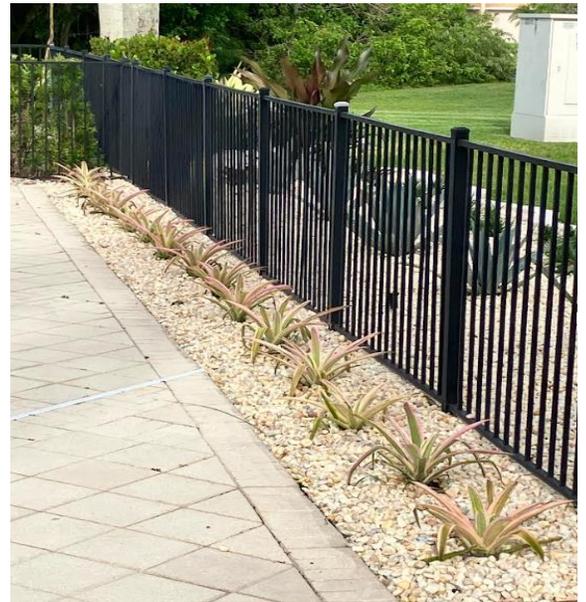
We live in a beautiful community and the Architecture and Modification Committee is charged with maintaining the established aesthetic standards.

Submitted by: [Sanford Flack](#), AMC Chair

Buildings and Grounds Committee (B&G)

B&G had a very busy second quarter of the year working on numerous projects. Committee members include: Tom Bednarek, Lori Bennett, Terry Bennett (C), Michele Kuehmichel, Sal Mattia, Ken Wipfler, Pete Zsiga, and Jeff Huesing (BOD Liaison).

The Golden Oak pool landscape project is complete thanks to a lot of hard work on the part of M&M. The project, which was six months in the making, included a sculpted design, installation of nearly 120 Florida-friendly plants, 200 feet of concrete block edging and six yards of river rock. Several Christmas palms were removed since they were damaged due to countless holes made by red-bellied woodpeckers. In addition, B&G addressed a longstanding drainage issue with the installation of two drain boxes that are connected underground to corrugated piping, which helps rainwater move away from the pool deck. Lastly, three magnolia trees were transplanted to areas near the parking lot. Many thanks to all involved with this rather large project.



The committee contracted to have the fountain near Jensen Beach Blvd. refaced so it closely resembles the look of the refaced monument. After the masonry work was completed, the cap was nicely painted by maintenance man, Larry Craddock. Note: The committee contemplated replacing the cap but could not justify the cost.



The team is currently evaluating the condition of the JB Blvd. guard house roof that is about 27 years old and approaching the end of its useful life per our Reserve Study. The roof is showing signs of rust and deterioration; therefore, our property manager is getting three estimates to replace this metal roof. Speaking of guard house roofs, the team took steps to clean the roof of the unmanned guard house at the JV US1 entrance.

The committee continued its work on entrances by making changes to the JV US1 and JV rear entrance monuments. Michele Kuehmichel used her software skills to create multiple mockups of proposed changes to these monuments. After a review by committee members and Board members, Jeff Huesing (BOD liaison) and Pam Ouellette (past BOD liaison), the group went through its usual process of discernment and the results can be seen below. Thanks to Larry Craddock for doing a fine job painting all the molding black. Not only do these monuments really pop, but they give our community a cohesive look across all entrance monuments.



It took a while, but the pedestrian gates are fully installed beside the JV rear exit lane and the JB Blvd. exit lane. The gates are intended to stop motorists (read golf carts and motorcycles) from driving on the sidewalks. These self-

closing gates do not lock per a decision made by the Board last year.



B&G Members at Work

- Pete Zsiga and I completed the installation of several preserve signs throughout the community to comply with Martin County regulations and heighten awareness of the need to protect our preserves.
- Sal Mattia reported blistering and peeling paint on several pieces of JV pool furniture. He researched the manufacturer's warranty coverage, which gave rise to a claim that is now under review by the manufacturer.
- Ken Wipfler and I worked with Margaret Arthur, PM, and Bartlett Bros. (access control vendor) to execute the plan for updating JBCC's access control equipment. First, Bartlett Bros. provided training on the new access control software. Next a letter explaining the plan and requesting needed information was mailed to all homeowners. The response from homeowners was prompt and well received.



Armed with this information, B&G members Ken Wipfler, Pete Zsiga, Lori Bennett and I along with Margaret Arthur and Denice Ignatovig stepped into action by manually entering the required information for 878 homeowners/tenants and their vehicles into the new, secure database (regrettably this task could not be automated). The next step was another sizable undertaking of validating all homeowner/tenant information and applying windshield tags to all available vehicles over the course of eight days @ three hours per day. This effort was managed by: Margaret Arthur, Lori Bennett, Terry Bennett, Larry Craddock, Denice Ignatovig, Dan Kuehmichel, Michele Kuehmichel, Sal Mattia, Ken Wipfler, MaryAnn Zsiga, and Pete Zsiga.

All told, the windshield tag deployment required more than 200 man-hours. A special thanks to regular users of the Pin Oak clubhouse facilities for their cooperation during the deployment, which helped the team better manage the deployment and traffic.

Security

B&G responded to 14 security-related incidents during 2Q25 that included four bar arm incidents, two of which involved residents. One resident was riding an E-bike, and the other was driving a car and failed to follow the ONE VEHICLE AT A TIME rule. With each incident a committee member assessed any damage, reported all findings to the property manager and took steps to restore the operation of the bar arm. Finally, let's all remember to DRIVE 25.

Submitted by: [Terry Bennett](#), B&G Chair

Communications Committee

Remember to checkout our website's [Classified Ads](#)! List items to sell or purchase that item you've always wanted, right within our own community!

Looking for social opportunities and activities within JBCC? If so, then visit our [Amenities](#) webpage to learn more about tennis, pickleball, and other social activities within our community.

Refreshing your landscaping? Then visit our [Lawncare and Landscaping](#) webpage. View mowing, trimming, and irrigation schedules and discover the listings for native plants and trees that will thrive in our area.

JBCC HOA Communications are largely produced by the Communications Committee that consists solely of volunteers: Deb Kelly, Susan Cary Strickland, Jane Mead, Gonda Gebhardt, Marty Purdy, Bonnie Robinson, and Walt Mitton. The team volunteers their time to manage the JBCCHOA Web site, update directories, produce the newsletter and monthly EZCOMs, etc. – and do it all with a smile!

Submitted by: [Walter Mitton](#), Communications Committee Chair

Covenants

The Covenant Committee was reconstituted by the HOA Board after the Annual Meeting. Sal Mattia and Debbie Benoit are returning for the new term. Dennis Gerdovich, Karen Dirindin, and Bob St. John are joining as new members, as is the new Chair, Pete Zsiga.

We want to acknowledge the work done, in establishing the committee, publishing guidance for the community, and in the first years of operation. Special thanks go to Mary Ann Zsiga, former Chair; as well as to Tracy Coble, Chris Cronewett, and Howard Meister for their time and effort on behalf of the community.

The Covenant Committee has a standing monthly meeting date the second Thursday of the Month, at 11am in the Pin Oak Library. Please remember that the committee is only convened if there is a timely appeal of a fine imposed by the HOA Board.

For your convenience, please visit our [Use Restrictions and Violations](#) webpage; especially if you have been fined and intend to file an appeal.

The best way to avoid any exposure to a fine is to stay current with [HOA Policies, dues and obligations](#), and to review the information on the website regarding architectural and landscaping guidelines.

Always call the HOA office if you have any questions about changes to your exterior or landscaping. For a pleasant HOA experience, it is not better to ask forgiveness than permission 😊 That choice could be expensive!

Thanks for helping to keep JBCC an attractive, enjoyable, and welcoming community.

Submitted by: [Pete Zsiga](#), Covenant Committee Chair



Finance

The Finance Committee is a standing committee established by the Board of Directors (BOD). Its authority is described in the Amended and Restated Bylaws of the Association. The Finance Committee meets at least quarterly and determines the annual budget, subject to the approval of the BOD; reviews monthly financial statements; monitors reserve spending; reviews the annual audit and participates in selection of the Auditor; and consults with the BOD on major capital expenditures and any financing plan/special assessment not included in the budget.

The members of the Finance Committee were selected by the BOD and include: Debbie Arthur, Terry Bennett, Judy Caffiero, Keith Corlett, Bill Levant and myself. Board Treasurer, Jim Menendez, is a non-voting member of the committee.

The Committee held its first meeting on May 21, 2025. Items discussed were the draft 2024 Auditor's Report, the April 30, 2025 financial statements, the proposed 3-year extension of the contract for M & M Maintenance, and insurance renewals. The Finance Committee requested that the BOD provide a list of priorities for 2026 by August for budgeting purposes (e.g. cleaning golf course lakes, removal of dead vegetation in the preserves) and recommended that Note 9 of the draft Audit be corrected for accuracy.

In addition, Terry Bennet represented the Committee in a meeting with our insurance broker and Board Members.

The next meetings of the Finance Committee will be August to initiate 2026 Budget discussions; October to finalize the 2026 Budget and present recommendations to the BOD; and November to represent the Committee at the Membership Meeting for the Budget, prior to Board adoption. Additional meetings will be held as necessary.

Submitted by: [Faye Flack](#), Finance Committee Chair

Master Gardener

Gardening Tips for South Florida

Copper Plant (Copperleaf) *Acalypha wilkesiana*



An adaptable tropical shrub that can be grown in full sun to partial shade. The red variety prefer full sun while the lighter shades such as white, yellow, pink and tricolor do well in partial shade. Regular irrigation keeps them looking their best but can withstand dry conditions. Soil

should be well drained and fertile. Fertilize them in the spring, summer and fall. Copperleaf plants are pollinator magnets drawing in bees, butterflies, and birds.

This shrub does flower with narrow fuzzy blooms (called catkins) similar to the foliage. They are fast growers you can keep 3 to 5 feet in height. They look their best with branch trimming rather than hedge trimmers. Trim just slightly above a nod. A hard pruning in the spring will keep them bushier and at the size you prefer. There are also mini-leaf coppers with narrow leaves.





Submitted by: [Gail Rounds](#), Martin County Volunteer Master Gardener



Welcome Committee

The Welcome Committee hosted our second Meet & Greet of the year on Saturday, May 10th. All new homeowners have been contacted and invited to attend our informative and friendly meetings. If you have not attended one yet, please join us at our third Meet & Greet reception of the year on Saturday, November 15th at 10- 11:30 a.m. In addition to our friendly welcome committee, you will be greeted by representatives from the social and communications committee, who will share lots of fun and valuable information.

Welcome to some of our newest JBCC community members (seated in photo) at the Pin Oak Clubhouse in May! Hope to meet more new neighbors soon!



Top Row L to R: Diane DeCarlo, Christianne DeWolfe, Terri Lavecchia. **Bottom Row L to R:** Eric Prono, Annamarie Prono, Christine Olazgasti

Please contact our Welcome Committee chairperson, Sherie MacGregor with any questions via email at: jbccwelcome@gmail.com.

Submitted by: [Sherie MacGregor](#) Welcome Committee Chair

Spotlight: Introducing our New HOA President Retired U.S. Army Lt. Colonel Jeff Huesing

I spent an hour talking with Jeff Huesing at the clubhouse recently to learn more about our board and its goals. Jeff is the perfect example of high-quality leadership that we have been blessed with on our Board of Directors and its Committees. Consider the word “leadership.” The word varies in meaning with its context, but there are qualities that are universal whatever the setting. Here in JBCC, our neighbors are at the height of their profession or standing on the mountain of their achievements in retirement. Jeff’s life to date has more than prepared him to give our community exactly what it needs: a unifier who can keep the board focused and effective.

Rule of thumb in a job interview: dress the part. Jeff is a retired Army Lt. Colonel. Emphasis on the word “retired.” As expected, he was right on time. The fact that he was wearing khaki shorts and a comfortable shirt told me right away he was comfortable with his job – being retired, the smile – warm and friendly, and the handshake – firm and confident. Very refreshing.



In 1971 Jeff's first leadership role in the US Army at age 19 was as a 1st Lt. in Vietnam at Firebase LZBluejay in and around the province of Quang Tri as a combat soldier and platoon leader for a year and a half. The hazards of war were compounded by exposure to Agent Orange as it rained down on his platoon.



After leaving Firebase LZBluejay and returning to his home base in Danang Headquarters, he was sent to Vung Tau for temporary duty. It was there he met the love of his life who would become his wife. Annie had a very hard childhood during the war. She and her family had lost their home and everything they owned from the constant horrors of war. She is his soul mate to this day. After 53 years of marriage, they have two successful sons, both married and one granddaughter.

After his tour of duty ended in Vietnam, Annie and Jeff got married in his hometown of Florence, Kentucky in his parents' home. The day after the wedding Jeff had to report to Ft. Dix, NJ. From there he left for a three-year deployment to Germany where he achieved the rank of Captain. One of Jeff's fondest memories of being a Captain in Mannheim, Germany began as a near tragedy. A two-year old baby had climbed out an attic window and onto the roof of a government housing building six stories high. It was a cold, rainy October morning when, thank God, Jeff took control of the situation and was able to pull the baby back to safety. Throughout his military career Jeff was always there for his men providing guidance and support and always having a plan B in his pocket and will always be there for our Board of Directors as well.



Other duty stations Jeff served in after Germany were Fort Campbell, KY where he served as Company Commander; Fort Story, VA; and White Sands Missile Range, NM as Provost Marshall. While at White Sands Missile Range, Annie converted to Catholicism. As devout Catholics, they attend mass regularly where Annie enjoys dressing the altar and flower arrangements going on 40 years now.

Jeff's career took on new directions after receiving a medical discharge from active service due to exposure to Agent Orange in 1982. With the help of Brigadier General Ted Kanamine, he was able to continue his service with the Army Reserve based in Cincinnati, Ohio as Unit Commander. In 1993, Jeff retired as Lt. Col serving a total of 23 years. In preparation for retirement, Jeff earned his BA in Business Administration in 1984 and his Master's in Finance in 1994 from Wilmington College, Wilmington, Ohio.

Jeff is the type of leader who readily accepted the new challenges that came with creating his own business. Jeff started a trucking business. His delivery firm grew to 200 trucks, with a staff of 40 people manning three terminals headquartered in Cincinnati, Ohio. His business allowed him enough flexibility to simultaneously carry out his Army Reserve duties.



Today, in his free time, he volunteers at the Veterans Administration's West Palm Beach office. He counsels military men and women post deployment two or three times a week. He too had sought help coping with PTSD in 1994. Those who acknowledge their vulnerabilities and seek help emerge even more strongly than before. During the process he notes when requested to recall battles, he had "total recall" for every detail.

Jeff is honored to have been chosen as President of the Board of Directors. He has the right skill set and he is a leader who will sit down and listen to all sides of an issue and build consensus before deciding on which path to follow. Good leaders recognize talent. Jeff is fully aware of how effective our HOA Committees are in carrying out the mission of protecting and preserving the beauty of our community. We are a community of well-educated people with experts in engineering, architecture, law, economics, education, and communication who are willing to volunteer to lend their talents to all our committees. The current effort to restore and preserve our ponds is but one example of why our committees are invaluable. Having in-house expertise cuts down on expenses and promotes the proper allocation of our financial resources. Jeff is looking forward to working with such able colleagues for the benefit of all.

Jeff has faced many challenges while serving in the Army in war and peace, starting a business, overcoming PTSD, and raising a family while being constantly on the move. As a wise leader he is more than prepared to take on the duties of being President of our Board of Directors. It can be a high-pressure environment when residents don't all agree on the path forward. It takes a leader who can sit down and listen to all sides of an issue and build consensus. Once a decision is made it takes tact and patience to inspire residents to support the policies and decisions. Jeff Huesing is that man who can lead our Board of Directors in making timely, consistent decisions for the good of everyone. And let us all remember the diligent work of our current board and thank them for the generous gift of their talent.

Submitted by: *Susan Cary Strickland*

Social Groups and Events

Jensen Beach Ladies Nine (formerly Eagle Marsh Ladies Nine)

The Jensen Beach Ladies Nine-hole league welcomes you to inquire about league play. The league plays on Tuesdays and Thursdays year-round. November 1, 2024 - April 20, 2025 is our official league play. Tuesdays we play non-compete golf and each Thursday we have a fun tournament. From May 1 - November 1, we play non-compete golf.

Contact Michelle Hammer via email (Mh4413@gmail.com) if you are interested in golf and fun!

The Jensen Beach Ladies Nine is not affiliated or endorsed by the Jensen Beach Country Club Homeowners Association, Inc.

Submitted by: [Michelle Hammer](#), **President of Jensen Beach Ladies Nine League**

Mermaids

It's summer, and the living may be easy, but the Mermaids are still going strong! We meet every Monday, Wednesday and Friday morning from 10 a.m. to 11 a.m. at the Pin Oak pool; weather permitting. If you join, you will need a long pool noodle (about 5' or more) and a set of water weights. If you do not have equipment, you can just come and see what we do.

There is no fee for the sessions and I am not a certified instructor. We exercise our whole bodies while still having fun.

If you have any questions, please feel free to email me at jathome431@gmail.com and I'll be happy to help you.

The Mermaids at JBCC is not affiliated or endorsed by Jensen Beach Country Club Homeowners Association, Inc.

Submitted by: [Jeanne Alfieri](#)



Tennis News

Hello Tennis Neighbors!

As the sun stays out longer and summer is in full swing (pun intended), we're excited to bring you the latest from our courts! Whether you're a seasoned doubles player or just getting back into the game, we've got updates, thank-yous, and a look at what's ahead.

A Big Thank You to Our Outgoing Tennis Social Committee Members ("Members") in with the New Members

We'd like to extend our sincere appreciation to our outgoing Tennis Social Committee members ("Members"): [Susan Woodard, Miriam Flynn, Marilyn Oates, and Janice Kassman], for your time, dedication, and passion for keeping our courts active and organized.

A shoutout to the new Members [Robyn Ide, Kathy Pocock, Ginny Demers, and Janice Kassman, advisor] for stepping up to continue JBCC's tennis program. We are looking forward to the new season starting in September – October. We will be working toward starting up JBCC tennis tournaments again. At this time, we are proposing 2-3 tournaments, during the season. The tournaments are open to all residents followed by a potluck luncheon with a raffle.

Have ideas for any summer events? Let us know – we're all ears for fun themes. If you have any suggestions or questions, please feel free to contact the Members listed above or Robyn Ide at the Saturday morning drop-in tennis.

Court Usage

During this past fall-winter season, we've seen lots of residents and guests playing on the available courts. From early morning singles and doubles play to the late-afternoon doubles rallies. Courts 4 and 5 have lighting. Occasionally, you'll see the die-hard players when the cool weather and breeze starts to flow-in. We encourage you to try it out! Feel to ask the HOA front office for directions on how to operate the lights. Please only let the moon shine when you leave the courts and remember to please lock the gate.

Here's a quick breakdown of the groups using Courts 4,5, and 6:

- Men's Doubles – [Monday-Wednesday; Tuesday-Thursday; hours 8-11 am]

- Ladies' Doubles – [Monday-Wednesday; Tuesday-Thursday 8-11 am]
- Mixed Doubles- [Saturday drop-in 8:30-11 am]
- Open Courts – Courts 2 and 3 [Monday-Thursday] Friday all courts are open first come, first serve except for Court 1, the Pickleball courts.

Please see [JBCC website](#) for more details. Notice has been posted at the courts. We ask that when using the Open Courts that we are mindful of time limits during the season.

Wanta participate????!! - Come on over on Saturday morning at 8:30am. It's a wonderful way to meet people and have fun! We take all residents as long as the ball gets over the net most of the time! Reach out to the Tennis Social Committee [Robyn Ide, Kathy Pocock, Ginny Demers, or Janice Kassman, advisor]– we always welcome new faces!

REMEMBER: With the appearance of the summer (hot) weather, we encourage all who are playing or watching tennis, pickleball or golf to hydrate and bring frozen(wet) towels for cooling to avoid over-heating or an ambulance trip.

The tennis community at JBCC is not affiliated or endorsed by Jensen Beach Country Club Homeowners Association, Inc.

Submitted by: [Janice Kassman](#)

Pickleball

Come and play pickleball with us, even if you've never played! There are residents who will teach you the game. We are using the GroupMe app as our calendar, to see who is playing and to communicate with each other. The GroupMe link and instructions are posted on our website on the [Pickleball webpage](#). We currently have 55 members! Lately, games are posted Mon, Tue, and Thurs from 6 p.m. to 8 p.m. and Tue, Wed, and Thurs from 8 a.m. to 10 a.m.

Court update: as of June 5th, Margaret has not received a date from the vendor to resurface courts #1, #2, and #3. We are keeping our fingers crossed that it happens soon.

We look forward to seeing you! Your pickleball friends, Cindy Walp (513.348.0399), Lauri, Jim, Kate, Susyn, Mike, Anne, Phil, and many more...

Submitted by: [Cynthia Walp](#)



Veterans Group

The JBCC Veterans Group Mission is to build camaraderie among our community's veterans, share resources available to veterans, share stories, have fun, etc.

Mark your calendar because on October 16th at 4 p.m. at the Pin Oak Clubhouse, a representative from the Martin County Veteran Services will be presenting an overview of the services available to our veterans. Tell a friend and bring a friend!

Interested in participating in Honor Flight? There will be applications at each meeting if any veteran is interested in going on Honor Flight, which is a full day trip to the DC memorials at no-cost to any veteran. Veterans Tom Capo and Al Fowler both recently participated in the Honor Flight – attend one of our meetings as they would love to share their experience with you!

The Veterans Group is seeking leadership to chair and co-chair the group. If you're interested in a leadership position or in being placed on our email distribution list, please contact the group organizer, Tom Capo, via email at tomcapo@att.net

We hope to see you at our next meeting on September 18th at 4 p.m. Agenda will be emailed to the group prior to the meeting date.

Submitted by: Tom Capo, Veterans Group Organizer

The Jensen Beach Veterans Group is not affiliated or endorsed by the Jensen Beach Country Club Homeowners Association, Inc.



Fireworks Display 2024 from Downtown Stuart

Photo provided by Krystal Cumins