



Table of Contents

President's Message	Page 1
Architectural and Modifications	Page 1-2
Buildings and Grounds	Page 2-3
Communications	Page 3
Finance Committee	Page 3
Master Gardener	Page 3-4
Spotlight: We've Only Just Begun	Page 4-5
Welcome Committee	Page 5
Social Groups and Events	
Ladies Nine	Page 5
Mermaids	Page 5-6
Tennis	Page 6
Social Club	Page 6-7
Nature Pictures	Page 8

President's Message

Dear Neighbors,

Happy Independence Day! I hope everyone is having an enjoyable and safe summer! I first want to thank our Decorating Committee for all the work they do in making our July 4th celebration even more festive – great job! There has been a lot of work done in the past several months on updating our governing documents. Kudos to the Document Revisions Committee, the Board, and our property management team for your hard work in completing this herculean effort. Please review our amended and restated [governing documents](#) on our website, so you can remain in compliance with our HOA rules and regulations. Please note that the Use Restriction Summary document is pending its update with the new amendments. We hope to have the revised document completed and posted later this month.

Since we are in Hurricane Season until November 30th, please remember to be prepared. Checkout our website's [Hurricane Preparedness](#) webpage for checklists, JBCC-specific information, as well as a plethora of helpful information from Martin County. Please take time to review

this information and share it with your family and neighbors.

The Welcome Committee held a Meet and Greet event for new members to the community that was appreciated by the new residents. Lastly, I want to thank all our committees for your work and dedication in making our community a more beautiful, safe, and fun place to live. You all do an amazing job.

I hope to see you at the next Board of Directors Meeting (BOD) on Thursday, August 22nd 2024, at 4:30 p.m. in-person in the Clubhouse or via zoom.

Submitted by: [Sanford H Flack](#), JBCC HOA President

Architecture and Modifications Committee (AMC)

Summer is now here, and applications continue to roll into AMC. We are seeing quite a few roof replacement applications, landscape refreshes and additions of storm protection features. Property Manager approvals are similar to last quarter, with the majority of approved applications being for exterior house painting, and window and door replacement.

Our 2024 activity to date

	YTD	1Q	2Q
# AMC meetings	13	6	7
# applications reviewed	119	64	55
# applications approved by AMC	113	59	54
# applications approved by PM	52	26	26
# applications withdrawn after review	4	4	0
# applications denied	2	1	1
# Site visits by AMC	12	9	3

A couple of common questions we get:

How do I find the AMC application?

Go to the JBCC HOA website and select Homeowners/Forms/ Architecture and Modifications. The form is fillable electronically and you can print after filling it



out, or you can print the form and fill in by hand. You can also find a fillable form on the Campbell Properties portal.

What documents are necessary to include with the application?

Most applications will require a copy of the contractor's proposal, contractor license, property survey with annotations of modifications requested, samples or brochure page indicating material/color, and photos, plans or drawings to further explain the project. The application has the requirements listed on page 1. On page 2, your description of the project should explain the project in sufficient detail, including any nuances, that will help the committee in its review. Omissions or inconsistencies of documents submitted may delay approval, so remember to address these in the description. As an example, a front yard landscape application appearing to omit a contractor proposal may be because the homeowner is doing the work him/herself. A notation in the description to that effect is very helpful, so the committee can move forward with review/approval. Generally, we are seeing your application for the first time, and to expedite the review process, it is helpful for the reviewers to have as much information as possible. Our goal is to approve your project as expeditiously as possible.

Finally, thank you, homeowners, for complying with our HOA requirements to help maintain our community standards. And thanks to our dedicated AMC members, Dave Edson, Debbie Benoit, MaryAnn Zsiga, Rick Glaser, our very supportive Property Management team, Margaret Arthur and Denice Ignatovig, and our new Board liaison, Randy Comer.

Submitted by: [Marty Purdy](#), AMC Chair

Buildings and Grounds Committee (B&G)

B&G is pleased to report that the number of bar arm incidents was down ~70 percent since this article was last written. There were no incidents involving residents and only four incidents involving non-residents hitting a bar arm in the last three months. B&G's newest member, Ken Wipfler, promptly responded to these bar arm incidents and worked to restore the bar arms to a normal operating position thereby avoiding vendor fees. The committee would like to thank all residents for following the ONE VEHICLE AT A TIME rule.

B&G has been very involved with improving the clubhouse landscape and has held numerous discussions on this subject. The team sends thanks to several individuals who offered up their expertise towards the design: Dennis Gerdovich, Landscape Architect (ret.), Gail Rounds, Master Gardener, Dana von Rinteln, Jensen Beach Garden Club President, and M&M Landscaping. The design calls for many of the plantings to be done in the Fall, but in the meantime the committee has worked to complete the following:

- Gutters were installed on the front of the clubhouse to control erosion and ponding
- Installed screening around garbage pails
- Added new plantings (bromeliads) outside the Property Manager's office
- Removed three old Robellini palms and a small hedge row near the north pool gate
- Added new plantings (bromeliads and crotons) near the north pool gate (see photo)
- Removed old buttonwoods and ixora near the pool storage closet
- Added new plantings (flax lilies) near the pool storage closet
- Mulch was put down at all of the above areas



The committee removed a number of dead plantings, transplanted some agave and trimmed many other plants at the Golden Oak and Jensen Village pools. In addition, Ken Wipfler installed concrete pavers at the entrance to the JV pool filter equipment gate to beautify that area.



Thanks to B&G member, Pete Zsiga for painting the floodlights at the newly remodeled Jensen Beach Blvd. monument. Always vigilant, Pete reported an area of overgrown shrubbery affecting required signage in one of our preserves.

The committee is beginning to work on a detention area in NW Oakleaf Ct. that has 100+ Spartina grasses that appeared to have died. The committee needs to research why these hardy plants didn't survive and then proceed to develop a landscape plan for the area under the guidance of Martin County.

It's been a long time, but the island at the end of NW Oak Branch Ct. is now landscaped (see photos). B&G worked with M&M to get drought tolerant plants installed. Thanks to the homeowners who volunteered to water the new plants until they were established. The committee will continue its efforts to beautify other cul-de-sacs as needed.



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

Communications Committee

Dear homeowners, please check our [online directory](#) at JBCCHOA.com to make sure that we have you listed correctly. If you aren't listed and want to be or if you need corrections made to your contact information, please send updates to the Communications Committee Chair, Walt Mitton via email at mittonw1@gmail.com.

Several of our [governing documents](#) have recently been amended. Please review these documents at your earliest convenience. The update of the Use Restrictions Summary document is pending. The revised summary will include all of the recently-passed amendments. We expect the summary to be posted sometime in July. Thank you.

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, 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

Finance Committee

The Finance Committee will be working with our Treasurer Jeff Huesing in the coming months to prepare our 2025 annual budget. As we all know many service costs continue to rise. We will make every effort to minimize cost increases in our proposed 2025 budget.

Our current finances continue to be extremely positive in most categories. Current costs are below budget in many areas. We will monitor all expenses to stay within our 2024 budget

Submitted by [Howard Meister](#), Finance Committee Chair

Master Gardener

What to Plant

The hottest days of summer limit planting to heat-tolerant plants. Bedding plants and annuals such as vinca, coleus, pentas, salvia, celosia, begonia, blanket-flower, torenia, and coreopsis do well in the hot humid weather. Do not forget to remove old blooms, trim back, and fertilize to extend the bloom season.

If planting bulbs, you may want to try the butterfly lily, walking iris and caladium. Plant heat-loving herbs and purchase small plants, like ginger, basil, rosemary, oregano, and mint. Tropical vegetables such as calabaza, boniato, and chayote can be grown in the summer months.

Continue to plant palms while the rainy season is here. Have large palms braced for support for several months and fertilize established palms with 8-2-12 palm fertilizer. When pruning palms, they should have a round canopy,



not a [hurricane cut](#) – a properly pruned palm is important to maintain a healthy palm.

Monitor your landscape weekly for harmful insects and treat appropriately, identification can aid in treatment selection. Only water as needed, over-irrigating encourages root rot and disease. Lightly prune flowering shrubs like hibiscus, oleander and ixora to increase blooming.

Checkout the [Florida – Friendly Landscaping™ Plant Guide!](#) This free app is a convenient plant guide from IFAS Extension University of Florida and can be downloaded or used with any internet browser. The app has over 400 plants and can be filtered based on your zip code. Download it today and start searching for your favorite Florida-Friendly plants!

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



Spotlight: We've Only Just Begun

It is hard to believe that with the addition of the Jensen Village homes, our community is now complete. Do you remember how you felt when you first moved here? Be it however many years ago or just yesterday, the “new kid on the block” feeling applies to you. Remember wondering, “Where do I go for repairs, or the best alterations, or a good plumber (seemingly always in need)? Wouldn't it have been great to be greeted with a warm smile from a neighbor bearing gifts? Well, from now on, new residents can expect a warm welcome and an invitation to a meet-and-greet to learn all about the ins and outs of making life great in JBCC.

Kathy Koury, a twenty-year resident of JBCC, knew just who to ask to be Chair our new Welcoming Committee: Lucy Corley. Lucy has been living in Stuart since she

graduated from college in 1972. In the 80's Lucy worked for the Stuart/Martin County Chamber of Commerce holding several positions including Tourism Development and Membership. She married and raised three children here in Stuart before buying a home in JBCC in 2004. Before retiring, Lucy held the position of Director of Development for the United Way for 25 years. Lucy has the perfect combination of professional skills, innovative ideas and positivity to empower others to join her in developing the Inaugural Welcome Committee for JBCC. Lucy's goal for the committee's impact: “sharing knowledge of our community resources with a hand of friendship.”

When not playing golf or swimming in our wonderful pools, Lucy volunteers with Caring Ministries, a program of Stuart First United Methodist Church. Hence, she is intimately familiar with the social services available in Martin County. As Lucy says, “Connecting individuals with needed services is my biggest joy.” Lucy's wisdom and compassion have enabled her to attract a wonderful team to carry out the mission of the Inaugural Welcoming Committee. Currently, the committee is fine-tuning their goals and work plan. Sherie MacGregor has taken the lead for their data development and organization. Marilyn Oates serves as the Social Committee liaison. The Welcoming Committee's flagship offering to our new residents is a quarterly meet-and-greet at the Pin Oak Community Center. Faye Flack has developed an informative PowerPoint to present an overview of the resources available through our Board of Directors and Committees which is used at the quarterly receptions. Our Property Manager, Margaret, and Assistant, Denice, attend each reception to provide immediate answers to any questions new members may have and address practical concerns such as “When is trash day?”

All seven members of the Social Committee are listed below. Each member adopts and contacts their selection of new homeowners, and when possible, chooses individuals who reside in their “neighborhood” within JBCC. What the future committee structure or plan will look like...Lucy can't say. The program is a living breathing product of the volunteers who lead it. Needs and people change. However, Lucy assures us that “What I do know is that JBCC is a wonderful community and Martin County is the treasure of the Treasure Coast. I am grateful to live in paradise.”

Inaugural Welcoming Committee Members: Lucy Corley, Chair, Faye Flack, Lisa Girouard, Kathy Koury, Arlene MacDonnell, Sherie MacGregor, Marilyn Oates, and Judi St. John.



Submitted by: Susan Cary Strickland and Walt Mitton

Welcome Committee

The Welcome Committee hosted their quarterly new resident Meet and Greet Reception on Saturday, June 15th. It was "off season" and a more intimate group than our first session last March. In attendance were: Wanda Howard, Susan DePasquale, Ed and Maria Chapdelaine, Stephen and Theresa Cassidy, Christine Haley and Jennifer Band.

The next reception will be held on Saturday, November 2, 2024.

Much thanks to the Welcome Committee members who were able to attend and greet our new neighbors: Faye Flack, Lisa Girouard, Kathy Koury, and Judi St. John. Also, in attendance to share community knowledge were representatives from several committees.



June Meet and Greet

Submitted by: [Lucy Corley](#), Welcome Committee Chair

Social Groups and Events

Jensen Beach Ladies Nine (formerly Eagle Marsh Ladies Nine)

Come on out and join in the fun!

Come on out and join in the fun!

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, 2023 - April 20, 2024 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

Summer is here and although it's hot, the Mermaids continue to exercise every Monday, Wednesday and Friday mornings between 10 and 11 a.m. at the Pin Oak pool, weather permitting. If you would like to join us or just observe, feel free to do so. We use a long noodle (about 5') and a set of water weights. We exercise and we have fun. I am not a certified instructor and there is no fee for our sessions.

During the summer our attendance is a little lower while our snowbird mermaids leave for cooler places, so it may be a good time to try us out. If you have any questions, feel free to email me at jathome431@gmail.com



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

Submitted by: [Jeanne Alfieri](#)

Tennis News

The Jensen Beach Tennis players enjoyed a fun end of the season tournament and luncheon on Saturday, April 6th. Susan Woodard and Janice Kassman lost to Brian Flynn and Laura Miller in the final playoff set. Great time was had by all. Looking forward to another fun event in the fall.

Summer tennis continues despite the temperatures being high and the rain more frequent. Men and women groups play mornings from 8:30-12. Stop by and speak to the players – we are always looking for new people.

And remember that all are welcome to join in Saturday play – fun mixed doubles of all abilities.



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

Submitted by: [Miriam Flynn](#)

Social Club

Although many of our neighbors and friends have gone away for the summer or are just on vacation, the Social Club has continued to have its monthly Ladies' Luncheons. We have enjoyed dining at Hudson's on the River and Two Georges. On July 24, we will enjoy a Mexican menu at Casa Tequila in Stuart at 11:30 am.



The Social Club is planning a bus trip to the quaint town of Mt. Dora for its annual Arts and Craft Festival on October 27. The cost for the bus is \$65 per person, and if we have 50 people interested, we can have the bus pick us up at the Jensen Village pool. At the present time, we have 21 people interested. If we cannot fill our own bus, we will meet the bus in Port Saint Lucie. NO money is required at this time; just let diwansor@comcast.net know if you are interested, if you have not already responded.

Did you know that the Social Club is also a Sunshine Club? Please contact Debby Rasnic at ldrasnic@gmail.com if you know of anyone in our community who is ill, in the hospital, suffered a loss, or is just going through a difficult time and needs some cheering up. We would like to celebrate happy events with our JBCC family as well!



Calling all men!! We have been asked for more opportunities for the men in our community to participate in events. Would anyone be interested in coordinating a monthly evening card game at the Pin Oak Clubhouse? Or, any other ideas? Please contact Diane Wansor if you can help with this.

Yee, Haw!!!! Get out your cowboy and cowgirl boots and hats and join us for a Western Labor Day Hoedown on Sunday, September 1 at the Jensen Beach Golf Club from 4 – 7 p.m. Guests may enjoy a delicious buffet of pulled pork, BBQ chicken, potato salad, mac and cheese, baked beans, coleslaw, water, tea, lemonade and dessert for \$35 per person. There will be country music (and contemporary) and we can even try our hand (or feet) at line dancing. Tickets will be sold in August and are limited to 104 guests. Please do not RSVP at this time.

Why drive to Key West when you can cruise? We are considering a 4-day cruise from Ft. Lauderdale to Key West and Bimini on the new ship, the Celebrity Silhouette, from January 6 -10, 2025. At this time, we want to see how many people would be interested. The **approximate price** for a balcony cabin per person is \$579 (includes \$60 onboard credit), or \$475 for an interior cabin, no onboard credit. This price includes port taxes. Gratuities are extra. Upgrades are available for Wi-Fi and drink packages. Travel insurance is \$138 and bus transportation from Jensen Village is extra. This trip is open to everyone, not just JBCC. We want to keep the price point reasonable as well as visiting good ports. Please reply below if you are interested in this cruise. Once booking begins, the deposit is non-refundable.

To sign up for trips, luncheons or card games, please RSVP to diwansor@comcast.net or 828-736-3163.

Thank you for all of your support. Happy Summer!!

For more information about the Social Club activities or monthly luncheons, please contact Diane Wansor at diwansor@comcast.net or 828-736-3163.

The Social Club and its activities are not affiliated or endorsed by Jensen Beach Country Club Homeowners Association, Inc.

Submitted by: [Diane Wansor](#)



Nature Pictures



Bobcat. Image courtesy of Walt Mitton



Roseate Spoonbill. Image courtesy of Marty Purdy



Roseate Spoonbills visiting the 5th fairway tee box. Image courtesy of Marty Purdy



Black-bellied Whistling Duck with her "bumble bees". Image courtesy of Marty Purdy

If you have photo's of our community's natural environment that you would like to share and see previewed in future newsletters, please submit them to Walter Mitton at mittonw1@gmail.com. Feel free to include a caption or description with photos submitted. Thank you!