



Have an Enjoyable and Safe July 4th Celebration!



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President's Message

As we welcome the heart of summer here at Jensen Beach Country Club, I want to take a moment to reflect on the energy, progress, and community spirit that continue to define our neighborhood. Each quarter brings new opportunities to strengthen the connections that make this

such a special place to live, and this season is no exception.

The past few months have been filled with activity — from well-attended social gatherings to ongoing improvements around the property. I'm proud of the teamwork shown by our residents, committees, management and staff as we work together to maintain the beauty, safety, and harmony of our community. Your engagement is what keeps our neighborhood thriving.

Looking ahead, we have several projects planned for the summer and early fall that will enhance both the appearance and functionality of our shared spaces. As always, we will keep you informed as timelines are finalized. Your feedback remains invaluable, and I encourage you to stay involved, stay vocal, and stay connected.

I also want to highlight one of the great assets within our gates — the Jensen Beach Golf Club, an important part of our community landscape. While independently operated, the course continues to be a scenic centerpiece and a recreational benefit for many of our residents. Its presence adds to the charm and natural beauty of our surroundings, and we appreciate the role it plays in the overall character of Jensen Beach Country Club.

As we move through the summer months, I hope you take time to enjoy everything our community offers — the peaceful mornings, the friendly faces, and the sense of belonging that makes this place feel like home. Thank you for your continued support and for helping make Jensen Beach Country Club a community we can all be proud of.

Wishing you a safe, sunny, and enjoyable season ahead.

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

Architecture and Modification Committee

The Architectural and Modifications Committee (also known as AMC) is established in our Covenants, Conditions and Restrictions of JBCC (Article XI, Section 2). The purpose of the committee is to review, approve or deny requests from homeowners for exterior modifications to homes and landscaping. The committee has exclusive jurisdiction over modifications, additions or alterations made on or to existing units or structures containing units and the open space.



The committee consists of at least 5 and no more than 9 people. Meetings are open meetings to the community and are held every other Tuesday at 2 p.m. in the Club House Library. The Committee may make recommendations to the Board of Directors for adoption of Community Standards and procedures governing the AMC'S area of responsibility and practice. Committee members may alert the Property Manager of potential violations when observed.

Once an application is submitted to the committee for review and approval the committee has 45 days to render a decision of either approval or denial. Approved applications are valid for 6 months. Expired applications (where the modifications have not been performed that were previously approved) must be resubmitted for an extension or reconsideration of the approval

There are certain applications that do not need to come before the committee that the HOA manager can approve. For example, the HOA manager can approve: 1. paint colors if on the approved color list; 2. metal roofs if on the approved roofing selection.

There are times when an application request requires a "Site Visit" by the committee. This occurs when the committee requires a visit to a homeowner's property to get a visual picture of what the homeowner is requesting approval to do and an opportunity for the committee to have any questions they might have answered.

It is always helpful to attach a copy of your home survey if your request concerns pool installation, changes to a lanai, or extensive outside landscaping.

The AMC committee is instrumental and committed to helping maintain the beauty and esthetics of the community which maintains the value of our homes!

Submitted by: [MaryAnn Zsiga](#), AMC Chair

Buildings and Grounds Committee (B&G)

B&G welcomes Dave Edson to the committee. Dave has been and continues to be a valued volunteer for many years, so the committee looks forward to him sharing his expertise as an Engineer while he participates in all things having to do with buildings and grounds. (More about Dave below.)

If you are reading this article, there's a good chance that your landscaping has suffered due to the frost that occurred

this past winter. That means you've either kept your fingers crossed hoping your plants would recover or you've paid to replace the damaged plants. B&G is faced with that decision, but on a much broader scale. The committee has been monitoring hundreds of plants throughout the community in hopes that they will recover because the cost of replacing them is very high. The most common of these plants is the cocoa plum that serves as a hedge in common grounds. Fortunately, many of these hedges are recovering albeit slowly while other hedges have been drastically cut back to spur new growth. B&G will continue to monitor all affected plantings as the year progresses and if any need to be replaced, the team will use plants that can tolerate frost.

B&G is currently working on several projects:

- Improve the landscaping at the Oakleaf Ct. cul-de-sac
- Replace dead plants at the Oak Branch Ct. cul-de-sac (for the final time)
- Utilize sod to reduce the HOA's mulch footprint (mulch is an ever-increasing expense)
- Replace mulch with river rocks in the JV pool landscape in keeping with the other two pools' landscape

In response to our property manager's concerns over limited parking at the clubhouse, B&G took steps to encourage residents to walk to the clubhouse. The path alongside the pickleball courts has been cleared of overgrown tree limbs, insects and weeds to make it better for folks who walk that route. Please continue to use this path to help control the number of cars in the parking lot especially, while r

Recreational activities are happening.

B&G Members at Work

Do you like puzzles? Lori Bennett added numerous puzzles (thanks, Kate Roberts) to our library shelves after she spent time organizing all the books. Feel free to borrow a book or a puzzle and when you're done, place it in the provided bin.

Security

During 2Q26, B&G responded to 26 security-related incidents, thirteen (13) of which involved our gates. Of those incidents, six (6) involved contractors, five (5) residents and two non-residents. The most significant damage occurred early in the morning on May 27, when a driver forcibly



entered the main gates thereby causing thousands of dollars of damage that was later repaired by our vendor.

Ken Wipfler and I promptly responded to all gate incidents taking steps to restore the bar arms and gates to normal operation. Margaret Arthur, Property Manager, pursued reimbursement of all expenses.



We continue to see drivers trying to outrun descending bar arms. As we all know, the bar arms are programmed to operate at a high rate of speed to thwart tailgating. And they are designed to go upward when a windshield tag has been detected. It takes only a few seconds to follow the ONE VEHICLE AT A TIME RULE to avoid hitting a bar arm.

Engineering

This is the first article addressing a new area of B&G's responsibility – Engineering. In May, Dave Edson, then Engineering Committee Chairman, recommended to the Board that the Engineering Committee be sunsetted. Dave wrote, "With the advent of our new Lakes Committee, I think the remaining items typically covered by the Engineering Committee can also be performed by B&G." These items include, for example, drainage, roads, retention basins and preserves.

The Board agreed with Dave, so he stepped down as Chairman, but agreed to continue providing to JBCC his engineering expertise as a member of B&G. Note that Ken Wipfler was on the Engineering Committee and is a current member of B&G. The community is in good hands when it comes to caring for engineering concerns.

The committee is working with Margaret Arthur to address cleaning of gutters and grinding areas of sidewalks that pose a trip hazard. Margaret is currently soliciting bids for this work.

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

Communications Committee

The communication committee continues to bring our community need-to-know information through our quarterly newsletters, EZCOM monthly communications, and [website](#).

Many of our communications include hyperlinks to our website or to an email address. Hyperlinks are underlined blue text, like the ones above and below. Simply click on a hyperlink to quickly navigate to a webpage or to an email address.

[Natural Wonders](#): Whenever you need a reminder about how beautiful our community is, visit this page. If you would like to add your nature photos to this webpage, please send photos to the committee chair, Walt Mitton at mittonw1@gmail.com.

JBCC HOA Communications are largely produced by the Communications Committee that consists solely of volunteers: Deb Kelly, Susan Cary Strickland, Jane Mead, Gonda Gebhardt, Bonnie Robinson, Claudia Cobble, and Walt Mitton.

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

Finance

The Finance committee met in April primarily to review the HOA's 1Q26 financial results. The committee welcomed its newest member, Faye Flack, who was appointed by the Board at its last meeting. At the same time, we bid Barbara Iraci farewell as she resigned from the committee. A big thank you to Barbara for her service to JBCC as a member of the Finance Committee.

1Q26 Recap:

- Income - \$1.012M
- Expense - \$948K
- Net - \$64K
- Capital Contributions - \$356K
- Reserves (includes villas) - \$1.412M

The committee furthered its analysis of expenses associated with water usage at the JV pool and the JV US1 fountain. Keith Corlett worked closely with Margaret Arthur and me to identify several issues: a leak in the pool, irrigation



around the pool that utilizes potable water (not IQ water) and a design flaw in the fountain. All of these issues contributed to many gallons of water being lost annually. Steps have been taken to immediately address these issues while the committee remains vigilant going forward.

Submitted by: [Terry Bennett](#), Finance Chairman

Lakes

Recently the Board concluded that the lakes should have a committee dedicated entirely to them. For many years the lakes fell under the guidance of the Engineering Committee, which was tasked with overseeing the care and needs of lakes within JBCC and JV, while also having oversight of our roads and our drainage system. As our lakes continued to age and required more attention and care the decision was made by the Board to form a committee solely dedicated to the lakes. David Edson as Engineering Committee chair recommended sunsetting the Engineering Committee, as a committee now solely dedicated to the lakes would be overseeing the lakes. The newly formed Lake Committee thanks all members of the former Engineering Committee for their dedication over many years to our lakes.

The Lake committee members are: Chair MaryAnn Zsiga, Deborah Pearson, Pete Roman, Suzanne Avena, Andrew T. Tavolario with HOA Board Liaison Greg Hicks. The new committee has had several meetings. Our purpose as a committee is one of advisement to the Board as to how to maintain the lakes in a healthy environment and ensure that vendors that we contract with are meeting the needs of our lakes.

In the next several months the contract with our current lake company will be up for renewal. The committee has worked diligently on identifying several potential companies for the next contract year. Recently our HOA Manager has sent out invitations to bid on our 2027 Lake Management Contract to potential vendors. Once bids are received by the committee, they will be reviewed and a recommendation on which company should be awarded the contract will be forwarded to the Board.

Submitted by: [MaryAnn Zsiga](#), AMC Chair

Welcome Committee

The JBCC Welcome Committee had a great time meeting new neighbors and new friends while hosting their second

Meet & Greet of the year on Saturday, May 2nd, at the Pin Oak Clubhouse.



We welcomed many of our newest JBCC community members and a few that have been here awhile too! Faye Flack gave a detailed presentation on our JBCC community, our website, our committees and the groups and clubs that meet regularly. We provided an updated list of clubs and groups to all attendees.

We are grateful to several of our JBCC committee members who helped us navigate the information available to all of us and answered a lot of our questions!

- Mary Ann Zsiga, chairperson of the Architecture and Modifications committee, gave us an overview of what the A & M committee does.
- Peter Zsiga, member of the Building and Grounds Committee, spoke to us about what his committee does for our community.
- Walt Mitton, Communications Committee chairperson, shared a lot of valuable insight on our JBCC website and how to stay connected at JBCC.
- Jim Menendez, Treasurer, JBCC Board of Directors joined us too.

If you have recently purchased a home in Jensen Beach Country Club and Jensen Village, you should expect to be contacted by someone on the Welcome committee by phone, e-mail or in person before our next Meet & Greet.

If you have not yet attended one of our welcome meetings for new neighbors, please join us at our next Meet & Greet reception on Saturday, November 14th at 10-11:30 am. Please e-mail Sherie MacGregor, our Welcome chair at jbccwelcome@gmail.com to let us know if you will be attending so that we can plan for your participation and snacks.

Some of our Welcome Committee members joined our group right after they moved in and were greeted by our



friendly members. If you would like to join in the fun and meet some wonderful new friends too, please contact me! We meet twice a year and host two Meet & Greets annually.

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

SPOTLIGHT:

Michelle – The Newest Member of our Dynamic Property Management Team

Allow me to introduce Michelle Roseberry, assistant to Margaret Arthur. Michelle has worked with Margaret before and is settling in nicely in her new position. Every day is different. Her extensive work history in banks and corporations has more than prepared her for her duties here.



Michele grew up in Trinidad and Tobago, a country made up of two islands close to the coast of Venezuela and Northwest of Guyana. Today its culture is a vibrant blend of African, East Indian, Indigenous, European, and Chinese influences. Her family encouraged her to pursue a career in stenography and secretarial skills over her wish

to study art. In time Michele felt “frozen” in place with no opportunity for advancement. And, yes, like many secretaries in the late 80’s she was asked to perform nonbusiness related tasks such as buying birthday presents for the boss’s wife, fetching lunch/coffee, ordering flowers, etc.

As she came to realize “I’m worth more than this,” she fell in love, married, and moved with her husband to Manassas, VA. They have one son, aged 19. For seven of the years they lived in VA, Michelle worked for the American College of Radiology. Run by a Board of Radiologists, the organization follows a corporate model for management. Michelle served as an Associate in the accreditation area. Companies seeking accreditation for Cat Scans, MRI, or Ultrasound needed certification from the ACR before they could collect reimbursement from Medicare for their services. “That’s why they call us the police,” says Michelle. Michelle reviewed every application for accuracy and thoroughness before submitting it to the group of radiologists who would make the ultimate determination on certifying the company. At times the process was further complicated by a power struggle in leadership. All of this was done under the pressure of deadlines. Being rejected for lack of sufficient documentation would result in a call to Michelle’s department to help the client modify their application to get it approved. A task she was happy to deliver upon. Here in JBCC there is one thing Michelle will never miss about her corporate job – being asked to stay late.

Michelle moved to FL in 2016 to escape the hot summers and freezing winters in VA. (shush: don’t mention the rain in FL) Coming to work at JBCC was like a “sigh of relief.” Life proceeds here at a slower pace without any pressure. Michelle enjoys serving as an advocate for residents trying to untangle the bureaucracy that surrounds moving into a new house and community. For example, one couple she assisted was having great difficulty paying their FPL bill. They could not pay online because the computer kept rejecting their Canadian zip code. “If not the internet, then how could they pay?” Michelle researched four different ways one can pay your FPL bill here in FL. She erased all of the couple’s frustration in a heartbeat. The wife stepped forward and gave Michelle a great big hug. You could say Michelle loves the work/life balance here in FL.

Michelle is paired with Margaret as part of a dynamic duo, Michelle loves working with the residents of JBCC. Margaret treats her like an equal. They share similar strengths and talents. Michelle enjoys getting the job done but is always “ready to learn something new.” She never gossips – she’s too busy smiling and helping others to care.

Any job that connects us with the general public comes with the risk of encountering individuals with rather bad



behavior. Michelle has practiced working around attitude to get to a solution all of her corporate life. She shrugs off rude people with these words of wisdom “You can’t change people but you can take them to a better place.” She’s a no drama agent of peace and well-being for our community. She shakes her head and laughs off any negativity.

Michelle describes herself as a very simple person who is kind to everyone she meets. At the end of the day she welcomes time at home with her husband, son, and two cats. Here’s one day in the life of Michelle after work: If she does not go straight to the beach, she goes home and eats when her son cooks. Her cats find her and demand some love, her husband gives her the update on which rockets were launched that day, and she settles into her happy place: her recliner to read a spiritual book or reflect on how grateful she is to Margaret for her job.

JBCC and Florida weather have gifted us all with a peaceful life. Margaret and Michelle safeguard our paradise with unlimited expertise at managing our community.

Submitted by: *Susan Strickland, Communications Committee Writer/Editor*

Social Groups and Events

Jensen Beach Ladies Nine (formerly

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 – April 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!

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

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

Mermaids

Summer is here again, and the Mermaids are still going strong. Some of the ladies have left for cooler climates but we still have a good group.

If you are interested in joining or seeing what we do, we meet every Monday, Wednesday, and Friday morning (weather permitting) from 10 to 11 a.m. at the Pin Oak pool. We try to exercise all parts of our bodies while still having fun. The equipment we use are water weights, a long noodle (at least 5'), and a good attitude. I am not a certified instructor and there is no fee for our sessions. Come join the fun! My email is jathome431@gmail.com

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

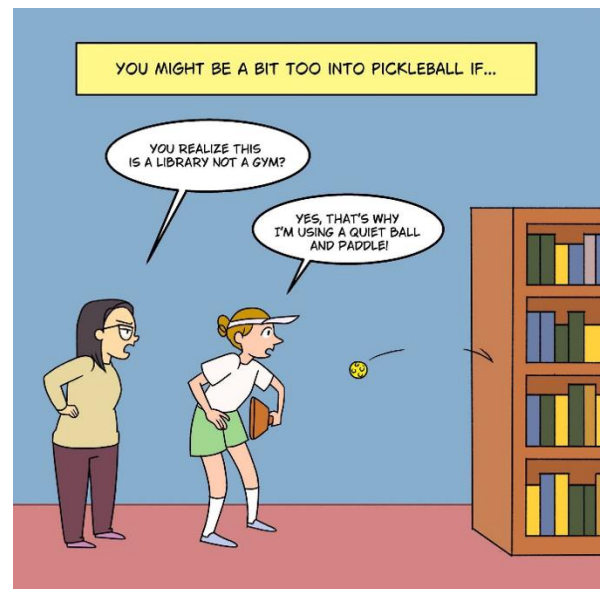
Submitted by: [Jeanne Alfieri](#)

Pickleball

Pickleball is having a great summer! Pickleball is an excellent sport—and it’s easy to see why.

This low-impact sport supports heart health, balance, strength, social connection, cognitive function, and stress relief.

It’s beginner-friendly, inexpensive to start, and open to all ages and abilities.



JBCC residents who already play—or want to learn—are invited to our Open Play or PlayNLearn games. We also communicate using the free “GroupMe” app available where you download apps. For more information, contact Cindy Walp: 513-348-0399 or cwalp@hotmail.com.

We provide paddles and pickleballs; just bring tennis shoes without deep tread, a water bottle, and sunglasses.



Summer Open Play is scheduled Monday–Saturday 8:00–10:00 a.m. Yes! We have a group playing on Saturdays now.

[Check out this video](#) for more inspiration: Why Wheelchair Pickleball Is One of the Fastest-Growing Adaptive Sports

Submitted by: [Cynthia Walp](#)

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

Tennis

It's hot, hot and hotter!!!. With the snowbirds gone, the tennis courts are less noisy but that doesn't mean the diehards are not here. We play, we chat, and drink lots of water while hitting some amazing shots. The women and men are actively playing throughout the week and Saturday's drop-ins. If anyone is interested in joining us, please contact Robyn Ide and review the Court Rules posted on main doors to the tennis and pickleball courts.

Please remember, if playing, to dress coolly, wear sunglasses, and bring hydrating liquids to prepare for the heat and your safety. Looking forward to seeing everyone when the weather breaks.

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

Submitted by: [Robyn Ide](#)



Nature Pics



Peacock

Submitted by Meredith Eve Bennett



Grey Heron

Submitted by Walt Mitton