

## DELRAY WEST ESTATES SPECIAL BOARD MEETING OF JANUARY 22, 2019

The Board meeting was called to order by George Kuhn at 6:30 PM.

Board members in attendance were George Kuhn, Sharon McCloskey, and Ed Redder.

Absent was Bill Margillo, excused.

The purpose of the meeting was to reappoint to the Board Ed Clemon (VP), Scott Bradley (Treasurer), and Wendy Karger. This was voted on and approved by the three board members present.

Special Meeting was closed at 6:40 PM.

## DELRAY WEST ESTATES BOARD MEETING OF JANUARY 22, 2019

Board meeting was called to order by President George Kuhn at 7:30 PM.

Board members in attendance were George Kuhn, Sharon McCloskey, Ed Redder, Ed Clemon, Scott Bradley, and Wendy Karger.

Absent was Bill Margillo, excused.

After the Pledge of Allegiance (and a moment of silence ...) the meeting continued.

New homeowners – One present from 13475 A Via Vesta. George welcomed them to the community.

Minutes from the December 18, 2018 meeting were read and approved (with no corrections).

### Treasurer's Report:

Scott Bradley reported that as of January 22, 2019, the checking account balance was \$88733.94, the pool renovation reserve balance was \$41479.19, the lake renovation reserve balance was \$57651.41, and petty cash was \$50, for a total cash account balance of \$187,914.54. YTD Capital Contributions total \$0 as the year has just begun. Outstanding Maintenance Fees of \$12631 were reported. Three homeowners are late for one quarter's fees for a total of \$1581. Zero homeowners are late for two quarters for a total of \$0. A lawyer is handling five foreclosures totaling \$11050. Special Assessment collected to date is \$98200 with 74 full payments. We have 70% of the total assessment at this time.

The Treasurer's report was unanimously approved.

### Committee Reports:

Pool: Sharon asked for \$2551.95 to repair the LED pool lights. This is the amount that Atlantic Pool Construction and Maintenance gave as a work order to perform the necessary repairs. Unanimously approved.

Lakes: Ed Redder reported that Lake and Wetlands Management performed two visits to treat the shore line grass. They had to stop because of windy conditions and once because a resident told them that the grass was to prevent erosion. Issue was resolved and spraying continued.

Landscaping: Ed Redder gave the report in Bill Margillo absence. Repaired missing heads for sprinkler system on January 16 and 18<sup>th</sup>. 16 heads were not working properly and PMA was notified. System is working well currently.

Architectural: Miriam Castro gave the ARB report. She updated the Board on the status of the violations that she has notified home owners that they must correct. With very few exceptions almost all home owners have been working to make the necessary repairs. The ARB sent out 70 first inspection letters, the second inspection will be the first week of February.

Discussion on replacing the Lollipop fixtures with new fixtures took place. Miriam has been asked by the board to come up with three suggestions for the new fixture as the lighting MUST stay on. At the same time, a discussion was had about updating the mailboxes. Safety issues were discussed regarding parking on the sidewalks. Miriam was instructed to call the Police immediately if she sees a violation.

Beautification: Looking for new lighting at both entrances. One fixture would cost \$750 so we are tabling this issue for the time being.

Rec Center: Eileen Kessler reporting that the Rec. Board was re-elected with Judy Clemon assuming the position of Treasurer. All other positions remained the same. There will be a meet and greet in the club house on 2/10, all organizations are welcome. Discussion was had on whether FOBs should be shut off if the home owner had not paid their share of the special assessments. Since assessments are aside from the normal HOA fees including the Rec. Board fees, it was decided that the FOBs should not be turned off for not paying the assessment.

Alliance: Reynold reported that the new trash cans will be issued to all homeowners for use by October 2019. There will be not charge to the home owner. George asked Reynold to please give him updated rental and sales information at every meeting. Reynold asked if he could e-mail to George in advance and approval was given.

Old Business: No old business

New Business: George gave insurance papers to Ed Redder to review as George wants two people on the golf cart at all times where as Ed Redder disagrees. George made a motion that one person must be a board member, the only exception to the Board member rule would be for the ARB as there are no Board members in that committee. Motion was passed with one negative vote.

With nothing else to discuss, the meeting was closed at 9:11 PM.

Respectfully submitted,

Ed Clemon, Vice President and recording secretary