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**minutes**

1 message

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**Ed Clemon** <eclemon755@aol.com>  
To: lisa.weingarten@gmail.com

Wed, Feb 28, 2018 at 2:41 PM

**DELRAY WEST ESTATES BOARD MEETING JANUARY 23, 2018**

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

Board members in attendance were George Kuhn, Patricia Pratt, Holley Krahe, Bill Margeillo, Ed Redder, and Sharon McCloskey.

Absent was Ellen Rosenman due to illness.

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

New homeowners? There were no new homeowners present.

**Minutes:**

Minutes from the November and December meetings were read by Holley Krahe and approved with one minor correction for spelling of a name. Upon completing the reading of the minutes, Holley stepped down from her position as she did not run for re-election. George thanked her for her service to the community and she received much applause from those in attendance.

George then exercised his right to appoint a person to the board if a vacancy has occurred. He appointed Ed Clemon to the position of recording secretary.

**Treasurer's Report:**

Patricia Pratt reported that as of January 23, 2018, the checking account balance was \$91,415.38, the pool renovation reserve balance was \$54,541.07, the lake renovation reserve balance was \$69,185.03, and petty cash was \$50.00, for a total cash account balance of \$215,191.48. YTD Capital Contributions total \$2030.00. Outstanding Maintenance Fees of \$5720.00 were reported. Three homeowners are late for one quarter's fees for a total of \$1560.00. Two homeowners are late for two quarters for a total of \$2080.00. A lawyer is handling one foreclosure totaling \$2080.00.

The Treasurer's report was unanimously approved.

## Committee Reports:

Pool: Sharon McCloskey reported that the new lock on the gate should be installed shortly. There is a pool party for Plat 2 residents scheduled for March. Information to follow.

Lakes: Ed Redder reported that there was nothing to report.

Landscaping: Bill Margillo reported that one homeowner wanted a hole filled on his property by the association. Was told that was his responsibility.

Architectural: 23 notices were sent to homeowners sighting issues to be addressed. There is a tree to be removed on common land and we need a cost estimate from PMA before it can be done. One homeowner inquired in a less than polite manner regarding the color that the driveway had to be painted. He said that there were multiple colors whereas the correct color is Bombay which is no longer available at Home Depot. The color is now available at Sherwin Williams, but we are not sure of the name. ARB is in need of volunteers as we may be short two people.

Beautification: No report

Alliance and Rec Center: Ed Clemon gave the report for the Rec. Center as Judy Clemon was in California taking care of her grandchildren. The officers of the Rec. Center were all re-elected for another term. A contract is being negotiated with a security company (Venvera) to monitor the premises 24/7, 365 days a year. Key fobs will replace existing keys which should eliminate the problem of non-residents using the pool and the exercise area.

Alliance: Report given by Reynold Pratt. New 7/11 is coming to Peachtree Plaza. Will have 8 gas pumps. Also discussed Defamation of Directors and how to deal with Abusive Home owners. Can only sue a homeowner using association funds if the whole board is defamed, if only one member of the board is defamed then that individual can bring suit themselves and pay for it with their own money.

Old Business: No old business.

New Business: Ed Redder said there is a problem with a piece of machinery in the pump house. Mario Ventura helped with the machinery in the past and Ed Redder will ask him if he can help us again. Ed Clemon reported that we are watering El Claire Ranch Road in the morning. George will talk to PMA again about proper aiming of sprinkler heads.

Members Participation: Carbara says she has a weed problem (don't we all) and wanted to know whose responsibility it is to spray for the weeds. George

informed her that it is the home owner's responsibility.

Angel wanted to know what we were doing about planting new trees. George remarked that we are looking for money for new trees.

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With nothing else to discuss, the meeting was closed at 8:23 PM.

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Respectfully submitted,

Ed Clemon

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