

## October 23, 2018 DELRAY WEST ESTATES BOARD MEETING

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

Board members in attendance were George Kuhn, Ed Clemon, Ed Redder, Wendy Kerger, Bill Margillo, and Sharon McCloskey. Excused absence was Ellen Rosenman due to illness. Regretfully, George announced that Ellen has resigned from the board.

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

George Kuhn appointed Scott Bradley of 6091 Via Diana to the Board as Treasurer. He will fill the balance of Ellen Rosenman. George also appointed Ed Clemon to the position of Vice President (he will continue to act as recording secretary until such time as another individual takes that position).

New homeowners – None present.

### Minutes:

Minutes from the September 25, 2018 meeting were read and approved with one correction.

### Treasurer's Report:

Ed Clemon as acting Treasurer reported that as of October 23, 2018, the checking account balance was \$69,472.84, the pool renovation reserve balance was \$43,973.09, the lake renovation reserve balance was \$53,321.13, and petty cash was \$50, for a total cash account balance of \$148,817.06. YTD Capital Contributions total \$12,034. Special Assessment Collected YTD is \$76,000 with 64 homeowners fully paid. Outstanding Maintenance Fees of \$8,942 were reported. 3 homeowners are late for one quarter's fees for a total of \$1,606. 1 homeowner is late for two quarters for a total of \$1,054. A lawyer is handling 2 foreclosures totaling \$6,282.

The Treasurer's report was unanimously approved.

### Committee Reports:

Pool: Sharon McCloskey reported that there was a correction to the prior months report. The bill for \$640.93 actually belonged to the Rec. Board for their pool not ours. The heat pump, electrical work and the new AC in the pool house building will be completed by the end of October. Tankless hot water heater was repaired. A designated smoking area was established in the back of the picnic area. The company (North Star Contracting) that cemented over the shuffle board courts to establish the picnic area admitted that the work was substandard and even though it has a 10 year warranty, they refuse to stand by the agreement. Our lawyer is sending them a letter to try to get them to fix the problem. Unfortunately the contract with NSC did not contain a clause stating that whoever loses in court on a dispute must pay all legal fees. The original contract was not reviewed by our attorney and all future contracts with a contractor regardless of the area being worked on that are over \$500 will be reviewed by our attorney before being signed.

Lakes: Ed Redder reported that the lakes are in good shape. Lake and Wetlands Management will be taking care of our lakes starting December 1, 2018.

Landscaping: Bill Margillo reported that we have had low pressure in the irrigation system all month so the lawns have not been watered. The Jockey pump is still not working, broken pipe was found, and a bad valve so Andrew from PMA has been trying to repair the problems with little success currently. Many sprinkler heads were found to be broken and had to be replaced.

Architectural: Miriam Castro gave a very complete report and asked for direction from the board regarding certain issues. George will discuss with her how to handle certain situations.

Beautification: We are experiencing vandalism as plants along our entrance have been removed and the “no solicitation” signs were removed as well. George called for a “neighborhood watch” from everybody to be aware of what is going on.

Alliance and Rec Center: Judy Clemon gave the Rec. Board report. They will now meet the third Wednesday of every month at 7:00 PM which is a new day and time to improve attendance at their meetings. Halloween party is this Saturday night. Arts and Crafts are going well. Rec. Board dues are going up \$18 a quarter and George expressed his displeasure with the amount and asked for an explanation which Judy gave (had unexpected expenses and the money has to be replaced). Reynolds Pratt has the Alliance report – Get out the vote.

Old Business: No old business.

New Business: George discussed the new budget and reported that 95% of the old budget expenses were unchanged, but Comcast expense has increased as has Water, and FP&L. Additionally, a new reserve of \$10,000 was established for future expenses of our Drainage System. This means that our HOA fees will be increased by \$18 a quarter which along with the Rec. Boards increase of \$18 means we will be paying an additional \$36 a quarter. New fees will be \$538 a quarter. The Board approved the new budget and it will now go out to all homeowners with the notification of the December Board meeting.

PMA has asked to permission to cut 2 feet off the height of our hedges. This will cost between \$500 and \$1,000. This was approved by the board.

With nothing else to discuss, the meeting was closed at 8:53 PM.

Respectfully submitted,

Ed Clemon, Recording Secretary