

## DELRAY VILLAS PLAT 2 BOARD MEETING

**October 27, 2020**

After the Pledge of Allegiance to the Flag, a moment of silence was held to remember neighbors, family members and armed forces as well as all the people who have lost their lives due to the Corona Virus.

President George Kuhn opened the meeting at 7:30 P.M. at Poolside. Members Present: George Kuhn, Scott Bradley, Wendy Karger, Bill Margillo, Sharon McCloskey, Ben D'Errico and Arleen Kessler.

### MINUTES

Arleen Kessler read the minutes of the September 22, 2020 meeting. A motion to approve the minutes as read was made by Wendy Karger and seconded by Scott Bradley. The minutes were approved.

### TREASURER'S REPORT

Scott Bradley reported as of October 27, 2020 the BB&T checking account has \$89,564.20. Amtrust Bank: Pool Renovation Reserve has \$32,451.05. Lake Renovation Reserve has \$114,986.77. Drainage System Reserve has \$27,842.31. Total Reserves - \$175,280.13. Petty Cash has \$50. Total Cash Accounts - \$264,894.33. Capital Contributions Collected - \$11,836. Late for one quarter (2 homeowners) \$1,126. Foreclosure or Lawyer Handling (2 homeowners) \$4,550. Total Delinquent Amount Maintenance Fee (4 homeowners) \$5,676.00. A motion to accept the Treasurer's Report was made by Arleen Kessler and passed unanimously.

### POOL

Sharon McCloskey stated the pool opened on October 9<sup>th</sup> with the help of a lot of volunteers (Jory, Greg, & Jim). Everything was cleaned up. An electrical issue was repaired and the pool is up and running. We will do a walk through this week with Tom. Small items need to be corrected. If anyone sees a problem, please let her know.

### LANDSCAPING

Bill Margillo reported that there was a broken pipe and the system was down for 2 weeks due to the heavy rain. He also received a call that the lawn people broke the clean out pipe cover for the sewer line and he reported it to PMA. We had 2 grass cuttings and one major cut this month. Water was added to the batteries of the golf cart.

### ARCHITECTURAL

Linda Downs reported that all properties were inspected and there were 83 violations. All homeowners were notified. Lynn has taken a job and will not be available for this work. She thanked Susan Bradley, Jory Siegel, Catherine Patti and Elizabeth Rhynes for volunteering to help her. Lollipop lights must be on and some flickering lights were happening when LED bulbs were used. They need to use an incandescent bulb instead.

At this time Ann Willig, a homeowner, presented samples of Energy Star shingles that

were energy efficient and could lower the amount of air conditioning needed. Her roommates approved of them. The silver colored sample that she wished to use was approved by the Board as an additional choice.

#### ALLIANCE

There was no report.

#### RECREATION ASSOCIATION

Arleen Kessler stated that the Recreation Board met October 23<sup>rd</sup>. If we want to meet at the Clubhouse, Judy Clemon must be informed of the date so that she can unlock the room. Judy reported that a transformer blew and a new compressor (\$8,750) and a new surge protector (\$5,400) was needed. It was approved by the Board. She anticipates some compensation from our insurance. The budget for 2021 will be available at the next meeting. No increase in maintenance is necessary. Patti Lazaroff said not everyone is wiping down the gym equipment before they leave. This must be corrected. She also asked that the last person to leave should shut the lights and fans. There are no plans for Entertainment and when we can start that again, a new Committee will need to be formed. When snowbirds return they will be asked to quarantine themselves for 2 weeks before using any facilities. Testing should be done at their own expense, if needed. Each plat should inform their returning homeowners of this.

#### BEAUTIFICATION

No report. All is well.

#### LAKES

George Kuhn stated that grass is growing in the lakes and spraying very deep in the water is required to get at the weeds, which form a fungus that grows in both lakes. PMA came today and sprayed (at no cost). This work is not part of their regular contract. An additional contract for \$2,032.70 is required. Monies can be taken from the Lakes Reserve budget. It will include 140 gallons of herbicide, labor, equipment and insurance each time they come to work on both lakes. He asked the Board members if they want to start this or find another company. If the spraying doesn't do the job, we can choose not to have them continue. There are no guarantees. George doesn't think it will be harmful for the fish. It was decided to address this item next month.

Susan Bradley stated that new plantings were supposed to be put in. George replied that plants were put in twice but floated to the top and died. They will replant when we have a dry spell.

Ben D'Errico said he has not had the time to get information about aerators but will continue to work on this for next month.

Laurie Sommers said that according to the by-laws it is illegal to have hurricane shutters put up or closed down most of the year whether you are here or away. Sometimes when people leave they pay others to take the shutters down for them. George added that they must be opened after a storm (especially the accordion ones). He asked that this rule be

added to the ARB regulations and will be included when we prepare our new set of documents.

Linda Downs stated she has been harassed when she tells homeowners of this.

A motion to close the meeting was made by Wendy Karger and seconded by Scott Bradley. The meeting closed at 8:25 PM.

Respectfully submitted  
Arleen Kessler  
Recording Secretary