

DELRAY VILLAS PLAT 2 BOARD OF DIRECTORS MEETING

October 24, 2023

President Scott Bradley called the meeting to order at 7:30 PM. After the Pledge to the flag a moment of silence was observed for friends, neighbors, members of the armed forces and victims of the war in Israel and the Ukraine.

Members Present: Scott Bradley, Ben D'Errico, Bill Margillo, Howard Appel, Linda Downs, Michael Goodman, and Arleen Kessler.

New Homeowner: Barbara Liebowitz was welcomed.

Minutes

Arleen Kessler read the minutes of the September 26, 2023 meeting. A motion to accept the minutes as read was made by Michael Goodman and seconded by Ben D'Errico. The motion passed.

Treasurer's Report

Howard Appel reported as of October 24 the Truist Checking account has \$96,207.84. The Amtrust Bank Pool Renovation Reserve has \$27,204.71. The Lake Renovation Reserve has \$30,640.76. The Drainage Reserve has \$36,077.41. Total Reserves \$93,922.88. Petty Cash Fund \$50. Total Cash accounts \$190,180.72. Capital contributions collected: \$9,680. Late for one quarter (1 homeowner) \$630. Lawyer handling collection (1 homeowner) \$1,260. Total Delinquent amount maintenance fee (2 homeowners) \$1,890.

Motion to accept the treasurer's report was made by Linda Downs and seconded by Bill Margillo. Motion passed.

Pool

Ben D'Errico reported that everything was going well. The chiller was fixed. The water temperature is set at 87 degrees. New covers were put on the rails. A pool party is set for November 5th.

Lakes

Michael Goodman stated not much change in the lakes. Algae was removed and some field grass. This will be done again this month.

Landscaping

Bill Margillo reported that the contactor was burned out. He handled one call for water hitting a car, and one for water on the side of the house. He turned off the jockey pump. The pipe was repaired and no water is in the driveway with the jockey pump on.

ARB

Linda Downs reported all inspections were done. There were 4 residents that were issued fines. 2 have paid those fines and 3 have completed the work required. The next

general inspections will begin in mid-January. Look around your home and start early to avoid the letters. Scott Bradley added you can contact ARB for an explanation if you get a notice. Follow-up of gate on El Clair Ranch south of the bridge: It has been locked by Lake Worth Drainage Department. If anyone notices that it is unlocked again, please call and let her know. Being unlocked poses a safety risk to our community. Projects approved this month: 2 whole house paint, 2 home replaced mailbox, 1 widen driveway, 1 new screened porch at rear of home. 7 Lollipops out on Via Vesta. 2 have been out for the last few months. Linda spoke to these people and an official notice has been sent to them. 2 new homeowner interviews and 1 interview for a renter.

New Business

This Board worked with Carmen Ojeda, our accountant, to prepare a new budget for 2024. Due to our changing Cable to Hot Wire, plus an increase of \$45 each quarter from the Rec Board, and the fact that all our vendors fees have gone up at least 5% and our insurance up 20%, we came to the amount of \$710 for each quarter.

Xfinity is paid up until March 1st. You will have to cancel yourself and return all the equipment. This information will be put in the Grapevine and a page was added to the packet you will receive in November. We received \$75,000 from Hot Wire for using their system in our development. Appointments will be made to come into each house. TV boxes will be wireless. No cable will be used. Supplies and equipment will be in the grass in front of our pool house. They will be starting in a week or two. All wiring will be in back of your house. Someone must be home when they install.

Scott noted that the \$45 charge to the Rec Board has nothing to do with the repairs on the A Building. There will be no assessment for that work. \$250,000 for the loan initially came from their Reserves. Howard Appel stated that at the last Rec Board meeting they went over the expenses which resulted in the increase. Increased insurance, \$57,000 to the Fire Department (for the potential use of the sprinklers in case there is a fire), and increased prices from all vendors.

Budget: A motion to approve the 2024 Budget was made by Howard Appel and seconded by Ben D'Errico. The motion passed unanimously.

The deadline to apply for the 2 positions on the 2024 Board of Directors was October 24th. As of this date, no requests have been received.

With no further business to discuss, a motion was made to close the meeting at 8:25 PM. The motion passed.

Respectfully submitted,

Arleen Kessler
Recording Secretary.