

**DELRAY VILLAS PLAT 2 HOA BOARD MEETING**  
**DECEMBER 17, 2019**

President George Kuhn opened the meeting at 7:30 P.M. After a Pledge of Allegiance to the Flag, a moment of silence was observed for members passed, family, and the military.

Members Present: George Kuhn, Scott Bradley, Wendy Karger, Bill Margillo, Sharon McCloskey, Arleen Kessler.

George Kuhn explained that at this Annual Meeting homeowners can ask questions or discuss matters of concern. Lisa Weingarten established that everyone registered and that we do have a quorum. Every homeowner received a packet and a ballot to vote for Board Members, and notices of this meeting were posted and sent on the internet. Unfortunately very few homeowners attended.

**TREASURER'S REPORT**

Scott Bradley read the report as of December 17, 2019. The BB&T checking account has \$4,771.24. The AMTRUST Bank Pool Renovation Reserve has \$44,927.16. The Lake Renovation Reserve has \$104,977.60. The Drainage System Reserve has \$17,480.30. Total Reserves is \$167,385.06. There is \$50 in the Petty Cash Fund. Total Cash Accounts: \$222,206.30. Capital Contributions Collected \$18,292. Special Assessment Collected \$138,600. (173 full payments.) Late for one quarter (6 homeowners) \$3,378. Foreclosure or Lawyer Handling (1 homeowner) \$563. Total Delinquent Amount Maintenance Fee (7 home-owners) \$3,941. Lawyer handling 1 case \$700. Total Special Assessment Delinquent Amount \$700. Grand Total: \$4,641. Bill Margillo made a motion to accept the Treasurer's Report, seconded by Sharon McCloskey. Motion passed.

**MINUTES**

Arleen Kessler read the minutes of the November 2019 meeting. A motion to accept the minutes, as read, was made by Scott Bradley and seconded by Wendy Karger. Motion passed.

**POOL**

Sharon McCloskey reported that the new canopy is installed and we are waiting for a paint color to be added to the cement so the spaces may be filled.

**LANDSCAPING**

Bill Margillo stated that we have had no major problems. 2 more cuttings were done this month. Since the last full inspection was done a few months ago, George suggested having PMA come and do it again.

**ARB**

The new ARB is not ready. The regulations must be done since the last ones were in 2011. After the new regulations are completed we will present them to the Board and give all homeowners a copy. Meanwhile forms for renovations on homes will be left near

the pool.

### LAKES

George thanked Steve Lutsk, who has been on the phone with the County to get Lake 2 repaired. There is a large space under the gate which has allowed alligators and other critters to crawl under. At Steve's request Critter Control has removed the alligators and the County worked on the fence. Weeds were sprayed for but fish continue to die. Lisa Weingarten noted that plants around the perimeter also have died.

Arline Tanzer stated that although she has put in many plants around her house they continue to die. Bill Margillo will ask PMA to check the direction of the sprinklers to address the problem. She also noted that the County cut down many trees and asked if they will be replaced. George added that they were on County property.

Some people have complained about the TV and internet service from Comcast. George replied that all companies have the same problem. He is concerned with the drainage from the roads. The pipes are old and sealing would be very expensive. We almost have 2/3 of the money for shore lines on Lake 1.

Judy Clemon stated that the Recreation Association is finishing the new By-Laws and we will get them soon.

### ALLIANCE

Reynolds Pratt spoke about the importance of the Census which brings money to our County. There will be new voting machines and forms for 2020. He cautioned everyone about being safe at malls and shopping center parking lots. Traffic signs are being changed. Left turn arrows will be yellow which means "Proceed with Caution." More firefighters will be hired in the next 3 years.

George Kuhn thanked Patricia Pratt for her work on preparing the packets for mailing. He then thanked Lisa and Michael Weingarten for tabulating the votes tonight. All the members running for office were elected. We still need more volunteers (even the part-time and full-time workers could serve). George then noted that our Grapevine Paper is great and complimented Wendy Karger and all the staff responsible for their good work.

The HOA payment books will be coming very soon. No increase required this year!

Jory Siegel expressed thanks to George Kuhn for the many hours he puts in and the hard work he does for the Board.

With no further business to discuss, the meeting was closed at 8:35 P.M.

Respectfully submitted,  
Arleen Kessler, Recording Secretary