

February 26, 2019 DELRAY WEST ESTATES BOARD MEETING

Board meeting was called to order by President George Kuhn at 7:40 PM.

Board members in attendance were George Kuhn, Sharon McCloskey, Ed Clemon, Scott Bradley, and Wendy Karger, and Bill Margillo.

Absent was Ed Redder, non-excused.

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

New homeowners – No new home owners were present.

Minutes from the January 22, 2019 meeting were read and approved (with no corrections).

Treasurer's Report:

Scott Bradley reported that as of February 26, 2019, the checking account balance was \$94178.15, the pool renovation reserve balance was \$41480.95, the lake renovation reserve balance was \$73703.81, and petty cash was \$50, for a total cash account balance of \$209412.91. YTD Capital Contributions total \$0. Outstanding Maintenance Fees of \$14817 were reported. Seven homeowners are late for one quarter's fees for a total of \$3905. Zero homeowners are late for two quarters for a total of \$0. A lawyer is handling two foreclosures totaling \$8462. Special Assessment collected to date is \$115050 with 83 full payments. We have 81% of the total assessment at this time. Four home owners have not made any payments on the special assessment totaling \$2450.

The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon reported that the new pool lights have been installed and are working beautifully. A new clock and shower head were ordered and installed by Lisa Weingarten. Two new lounge chairs ordered, four were thrown out. Sharon asked for \$700 to repair electrical work around the two poles in the picnic area. Work to be done by Jim Whiting Services. Unanimously approved.

Lakes: George reporting that Ed Redder is no longer handling this position. George reported that Lake and Wetlands Management performed two visits and he is very pleased with their work. Asked them to e-mail him copies of their visit reports and they responded that they would.

Landscaping: Bill reported that all was fine until February 20 when one pipe broke. PMA called to repair and should be back on line by the 25<sup>th</sup>. Pro pest called for dead grass issue. Told it was Chinch bugs and spraying was done. Grass to be replaced by the home owner.

Architectural: Miriam Castro gave the ARB report. She updated the Board on the status of the violations that she has notified home owners that they must correct. With very few exceptions almost all home owners have been working to make the necessary repairs.

Beautification: Pat Kuhn reported that she has another bid to replace the lighting at both signs for \$600 from Jim Whiting Services instead of the \$750 previous bid for just one. Work was approved as it is within her budget.

Rec Center: Judy Clemon reporting, new directive from the county states that if a tree dies or falls down it no longer has to be replaced. An HOA can by its power, require a tree to be replaced. New home owners must be instructed at their initial interview that they need to get the FOBs from the previous home owner. If none are available from the previous home owner they can purchase new ones for \$20 each.

Alliance: Reynold reported that there have been multiple thefts of tires and wheels from cars in other areas, none at Delray Villas. New text while driving bill has been introduced by Rep. Slosberg to the legislature.

Reynold gave his updated report on rentals and new homeowners as of February 20, 2019. We have 13 rental units as of this time. No new home purchases in 2019 to date. Non-compliance issues of people renting rooms will now be handled by the board.

Old Business: Ed Clemon asked if we are doing back ground checks on new home owners, answer was no. He has asked permission to find out what the other plats are doing as he felt very strongly that this is something we need to do. He will report back at the next meeting.

New Business: George asked the board to approve \$8125 to repair the area of erosion behind the Phillips home on Via Vulcanus. This repair would be done by Lake and Wetlands Management, the same company that did Lake 2. Money will come from the Lake Reserve Funds. Board approved the monies for the repair and George will forward the contract to our lawyer for his review prior to signing and sending it to L&WM.

Ed Clemon presented the new waste container program with 3 different sizes (48, 65, and 96 gallons) He recommended that we go with the 65 gallon container and this was approved and he will notify the Waste Management Company of our decision.

Member Participation - Howard Appel asked about mail boxes and recommended we go with a universal design. This was discussed at the last meeting and Miriam is supposed to be looking into this issue. He also suggested that we contact the county regarding the turns of Via Vista to see what can be done about widening them for safety reasons. Not sure what we can do about this.

George has accepted the appointment of Arleen Kessler to the volunteer position of Recording Secretary as there is no current opening for her to join the board.

With nothing else to discuss, the meeting was closed at 9:20 PM.

Respectfully submitted,

Ed Clemon, Vice President and recording secretary