

DELRAY WEST ESTATES BOARD MEETING  
MARCH 26, 2019

President George Kuhn called the meeting to order at 7:35 P.M. After the Pledge of Allegiance a moment of silence was observed for the departed members, families, and servicemen.

Board members in attendance were George Kuhn, Ed Clemon, Sharon McCloskey, Scott Bradley, and Wendy Karger. Absent was Bill Margillo (excused) and Ed Redder (not excused). Arleen Kessler recorded the meeting.

New homeowners - No new home owners were present.

Minutes of the February 26, 2019 meeting were read and approved with one correction.

A discussion followed re the responsibility of passing the FOBS to new home owners. Judy Clemon suggested that they could be exchanged when they go to closing. Real Estate agents can get the FOBS as well as the keys for the new owners. If the old owners never picked up the FOBS, then the new owners are entitled to get them at no charge.

TREASURER'S REPORT:

Scott Bradley reported that as of March 26, 2019, \$59,369.78 is in the BB&T checking account. The amount for Pool Reserve is \$43,232.54. Lake Renovation Reserve \$82,706.27 Drainage Reserve \$2,500. Total Reserve \$125,938.81. \$50 in petty cash. Total cash accounts \$185,358.59. Capital Contribution Collection \$1,076. Special assessment for Lake, \$120,550. 88members have paid in full. Late for ¼ - (two homes) \$1,126. Foreclosure - (two homes) \$8,462. Total delinquent - maintenance fee (4 homeowners) \$9,588 which is \$3,000 down from last month. Special assessment (8 homeowners delinquent) \$3,350. For a grand total of \$12,938.

A motion to approve the Treasurer's Report was made by Ed Clemon and seconded by Wendy Karger. Motion passed.

COMMITTEE REPORTS

POOL:

Sharon McClosky reported that two new lounge chairs have been received. The Pool Party on St. Patrick's Day was a success.

The pool needs to be drained and resurfaced. Tom at Atlantic Pool has been asked to submit a proposal which he will do after his inspection. There was some concern about getting only one bid. Judy Clemon noted that the same company services the Recreation Association's pool and they are comfortable with their prices. Sharon added that there is enough money in the Reserve for this repair. The Board will vote on this when they receive the proposal.

LAKES

Lakes and Wetlands Management has been out twice since our last meeting. They inspected both lakes and did algae control. They checked the quality of the water which is in the average range. Due to the frequent rain the water clarity was bad. George received an amended proposal

for Lake 1. It has already been signed by Lakes and Wetlands Management. They should get ready to start as soon as George signs it. George is waiting for them to tell us when their calendar allows them to begin.

Scott Bradley discussed serious erosion across the lake behind his home. Dead palms and some turquoise plastic waste is sitting there and needs to be pulled out. George will check on this.

#### ARB

Miriam Castro reported that of the six homes that were notified of problems, two have been handled. One owner wants to build a shed in back of their house. George will check our rules and regulations to see if there are some reprisals they will face if they continue without prior approval. Ed Clemon stated if they have not gotten a city permit, they are in violation of the laws, and we have to make them stop. The owners may be asked to come before the Board where they will be reprimanded and fined. If they do not take care of this, we can turn it over to our lawyer. Another home owner painted her house and the attached house without prior approval from the Board. An owner wants to repair their porch but does not want to get a permit. Ed stated they cannot do it. If they do, we can start putting liens on their property.

As to new mailboxes, the Post Office Supervisor is advocating a new extra wide metal box. There will be two boxes on one pole which could be a problem with uncooperative neighbors, and who will be responsible for maintaining the boxes.

#### REC ASSOCIATION

Arleen Kessler read the highlights of the March 20, 2019 Recreation Assn. meeting. Scheduling of activities include: a trip to the Gulfstream Casino, a Cruise, an After 6 Charity Show and a Food Drive. There will be movies on the first Friday of each month, and dance classes in April and May. The The A, B & C buildings and Pool are all doing well. Barbara Faraguna asked that information for inclusion in the Rec News be sent to her. A Committee is updating the regulations and a report should be completed in the fall. They are still looking into CPR training. Judy Clemon added information regarding a 211 service which will call to check on people at their request every day - at no charge.

#### ALLIANCE

Reynold Pratt discussed the problem of thieves stealing cars and tires in Florida. Credit cards have been stolen from patients while they are having medical tests taken. He advised everyone to have someone with them (if possible) to secure their belongings. Volunteers are needed for the 2020 census. Information and applications for work can be done on line or by calling 1-855-562-2020.

#### BEAUTIFICATION

Pat Kuhn reported that we have new lights at each entrance and electricity was added so we might place lights for holidays if desired. She would like to add mulch and perhaps new plants with the money still in her reserve.

#### LANDSCAPING

George discussed a concern re large muddy puddles collecting along El Clair Ranch Road. PMA

has submitted a proposal on how to get the water out so the road can dry. The charge of \$612.00 includes a 2'5" wide ditch, 8" deep. This will direct the water to a nearby drain. Ed Clemon asked about sprinkler heads in that area. George will ask Andrew of PMA to adjust them but removing them might lead to burned out grass. A motion was made by George and seconded by Ed to have the water collection corrected by PMA. at a cost of \$612.00. The motion passed. Ed Clemon requested that the timing of our sprinklers be reduced to 10 minutes, instead of 20. George will speak to Andrew about this change.

#### OLD BUSINESS

Ed Clemon discussed the need for background checks for new home owners. His research found that this can be done for a fee of \$57.00 at a company that Platt 4/5 is using successfully. The results of the Pass/Fail background checks can prevent unwanted home owners with criminal records, bad credit, fraud, pedaphiles, rapists, etc. There is some concern on what our legal stand would be when refusing a purchase. Sharon asked if we have to tell someone why they failed. Since it is an independent company, we could get a copy of the report for them. George will run this by our attorney to determine if we have the authority to refuse the applicant according to our By-Laws. New homeowners will pay 2 quarters of HOA fees and \$100, plus the \$57 for the background check. It was agreed that we need more information on this. George suggested that we prepare a list of what we would want to be checked.

#### NEW BUSINESS

Wendy Karger submitted drawings that she would like to apply to the walls and sheds and pipes at the pool area. She would do the painting this herself and feels it would beautify the area. A motion was made by Sharon to approve her proposal and was seconded by Ed. The motion passed. Wendy also discussed a dangerous situation existing at the pool. There are several very large palm trees which drop large fronds (approximately weighing 20 lbs.) which could cause injuries. There is a possibility that some new builders would buy the large trees, and that money would provide for the new small trees. A vote on this proposal will take place after we get bids on this project.

Ed Clemon mentioned that Grace Soldivieri has requested a leave of absence from her duties on the "We Care Program" due to her health.

#### MEMBER PARTICIPATION

Barbara Peterson voiced her concern about the use of Round-Up for spraying the weeds. She would like our gardeners to find another product for this use. A far more expensive treatment is available and since it is not as strong, it will have to be applied more often.

With nothing further to discuss, the meeting was closed at 9:10 p.m.

Respectfully submitted,

Arleen Kessler, recording secretary