

DELRAY VILLAS PLAT 2 BOARD MEETING
MARCH 28, 2023

President Scott Bradley called the meeting to order at 7:30 PM.

After the Pledge of Allegiance to the Flag a moment of silence was observed for friends, family, community members, members of the Armed Forces, and all those suffering around the world.

Members Present: Scott Bradley, Howard Appel, Linda Downs, Arleen Kessler.
Absent: Ben D'Errico, William Margillo, Michael Goodman (excused)

Minutes

Arleen Kessler read the minutes of the February 28th meeting. A motion to accept the minutes as read was made by Linda Downs and seconded by Howard Appel. The motion passed.

Treasurer's Report

Howard Appel reported as of March 28, 2023 the Truist checking account has \$62,217.21. the AMTRUST Bank the Pool Renovation Reserve has \$24,202.69. The Lake Renovation Reserve has \$26,639.13 The Drainage System Reserve has \$29,575.18. Total Reserves \$80,417. \$50 is in the Petty Cash Fund. Total Cash Accounts is \$142,684.21. Late for one quarter (3 homeowners) \$1,890.00. None late for 2 quarters. Foreclosure or Lawyer Handling (1 homeowner) \$1,215. Total Delinquent Amount Maintenance Fee (4 homeowners) \$3,105.00. A motion to accept the Financial Report was made by Arleen Kessler and seconded by Linda Downs. The motion passed.

An important discussion followed: There has been an issue with forging checks. We don't know if it is a fault at our mailboxes or at the Post Office. As a result we were forced to close our accounts. One of the perks was Lockbox which sent our checks to the bank. Recently Lockbox service costs have gone higher. We are doing away with Lockbox. Until April 20th, HOA checks may still be sent using the label in the payment books. After that date checks must be mailed to DELRAY WEST TOWNHOUSES HOMEOWNERS' ASSOCIATION, INC. 13188 VIA VESTA, DELRAY BEACH, FL 33484. Notice of this change will be sent to all homeowners in group mail or email. Rental of equipment to process the checks will cost \$35 each month plus a \$75 initial set-up fee. We have to know what is going into our accounts.

POOL

Right now everything has been repaired. The pump and valves are working properly. A new door has been installed on the shed. Scott noted that many people helped set up, cooked and cleaned, at our last pool party. He thanked all those who offered their services.

LANDSCAPING

Bill Margillo sent a report. The new controller is running great. On March 14 a 4 inch

pipe broke and PMA repaired the system by March 23rd. He checked half of the zones and fixed missing or broken heads. There were 2 grass cuttings.

ARB

Linda Downs reported there was one meeting to choose the trim and shutter colors. These colors were given to all Board members to review. Inspections were completed. Those still delinquent after 60 days (6) were called and work was completed on 4 of them. One has a decorative shutter on order and she is still working with 2 to complete the work. Projects approved this month: 1 replaced porch supports, 1 mailbox and 1 windows. 5 lollipop lights were out. 1 electricity was turned off, 1 was the switch inside, 1 homeowner notified, 2 owners are out of town so she will try to change the bulbs to see if that works.

Scott stated that Ben will be away for a month. He will be missed because he does a lot for us here. He thanked Charlie and Bill for repairing our signs and Ben for making a new door.

Old Business

A motion to approve the colors for painting houses and trims was made by Arleen Kessler and seconded by Howard Appel. The motion passed. Scott thanked Linda and her committee for their work.

New Business

Discussion on a new internet when our contract runs out. Charlie has not gotten any contact yet. Scott called numbers on the internet.

Howard is working with a vendor for signs "No trespassing", "No soliciting," "Alligators may be present."

Another concern from homeowners was the speed of cars entering our community. They feel 30 mph is too fast. They would like to ask County to put up 20 mph speed signs.

Lisa Weingarten spoke about 40 minutes of free Zoom. It can accommodate up to 100 homes. She suggested taking a survey on our website to see how many people might actually use zoom.

Judy Clemon stated they are waiting for the new documents to come back from the lawyer. The committee will go over once more to make sure it reflects what we asked for and then the completed documents will be mailed to our community.

Linda Downs spoke about the parking rules and setting a fine for violators.

The meeting closed at 8:35 PM.

Respectfully submitted ,
Arleen Kessler, Recording Secretary