

**DELRAY WEST ESTATES BOARD MEETING  
APRIL 23, 2019**

President George Kuhn called the meeting to order at 7:31 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, Wendy Karger and Bill Margillo. Absent was Ed Redder (not excused). Arleen Kessler recorded the meeting.

No new homeowners were present.

Minutes of the March 26, 2019 were read. Motion to accept the minutes with one correction was made by Ed Clemon and seconded by Sharon McCloskey. Motion passed.

TREASURER'S REPORT

Scott Bradley reported that as of April 23, 2019, the BB&T checking account has \$55,069.99. In AmTrust the Pool Renovation Reserve was \$43,234.19. The Lake Renovation Reserve was \$82,100.98. The Drainage System Reserve was \$2,500. The Total Reserves \$125,335.17. \$50 was in the Petty Cash Fund. Capital Contributions collected \$1,076.00. Total cash accounts \$180,455.16. Special Assessment collected \$122,550.00 (94 full payments). Late for one quarter (2 homeowners) \$1,126. Foreclosure or lawyer handling (2 homeowners) \$8,462. Total delinquent maintenance fee (4 homeowners) \$9,588. Special assessment (4 homeowners) \$2,450. Grand total: \$12,038 which is down \$900 from last month.

Ed Clemon made a motion to accept the Treasurer's Report, seconded by Bill Margillo. The motion passed.

COMMITTEE REPORTS

POOL

Sharon McCloskey reported that the pool motor flooded and burned out the wires. With George's approval a new motor at a cost of \$3,632.65 will be installed on raised blocks to prevent flooding. The pool will be reopened on Thursday, April 25<sup>th</sup>.

A discussion followed re resurfacing the pool and Sharon has gotten 3 separate proposals. Scott Bradley stated that he has also received quotes from two companies Pro Pool and Sun Blue which he found on Home Advisor and both are cheaper than the considerably higher quote from Atlantic Pool. Sun Blue will be doing the Green Cay Village pool in September. Ed Clemon asked that all companies be compared as to the service to be provided, filling, application of chemicals, price, and warranty. Sharon plans to ask Atlantic Pool to lower their price. It was agreed that more information is needed before a choice is made.

LAKES

George reported that Lake & Wetlands Management have been out twice since our last meeting. They started repairs on the Phillips house which is about 90% completed. The dirt at the bottom of the lake is so fine. It is silt which runs back into the lake again. Planting was done on the other lake and grass is growing up and keeping erosion down.

LANDSCAPING

Bill Margillo reported that several sprinkler problems have been resolved. PMA will install a sprinkler that was missing in back of one house, and they were advised about a broken pipe near the pool. Bill has checked the golf cart. The water in the battery and cable wires look good.

George stated that PMA worked on the wet area on El Clair Ranch Road. Unfortunately cars run over the grass and break the sprinklers. They found that 3 drains are already in place but grass had grown over them. About 4 ft. of asphalt was applied leading the water to these drains. Since then they have not seen a collection of water on El Clair.

Wendy Karger stated that a very dead tree across from her home needs to be removed. Miriam stated that the owner has been advised but as yet nothing has been done.

#### ARB

Miriam Castro questioned the battery life on the golf cart which ran out when she was checking on homes. George stated that the main fuse has been replaced and the cart should hold up for approximately 5 hours.

Her committee lost the help of several members. She has received many phone calls and about 16 e-mail requests of which the majority have been approved. One property has work delayed due to a change in contractors. Ed added that it is important that contractors be checked out. If a homeowner wants to have a handyman do the work instead of a licensed contractor, they have to sign a disclaimer/waiver that they will be responsible for damages and workmanship. Miriam will hold a staff meeting to assign responsibilities for each month. After mentioning that people have come directly to her house, George stated that it is unacceptable for people to come to Miriam or any member's home. This will be posted in the Grapevine as well as another request for ARB volunteers. Miriam stated that new home owners are made aware of existing problems in the house they are purchasing.

#### RECREATION ASSOCIATION

Arleen Kessler reported that the After 6 meeting will be held on May 26<sup>th</sup> instead of June. There will be a free Memorial Day Pool Party. Everyone to bring their own food. Rhoda Berman has retired from the Board due to health issues. Joann Albertson has chosen Tony Costa as her Vice President. She noted that electric bills have gone down since new thermostats were installed. Judy Clemon presented the Financial Report and all is going well. Barbara Faraguna asked that items for the Rec News be sent to her e-mail [barbiejo88@hotmail.com](mailto:barbiejo88@hotmail.com). She would like to receive a list of birthdays and anniversaries from each Plat which she will include in the Newsletter.

#### ALLIANCE

Reynold Pratt stated that car thefts are down since people are finally locking car doors. Also a group of car thieves has been caught. A vice team has been established to help prevent PC scams. One man lost \$203,000 due to a call promising to fix his computer. Smoke detectors with a 10-year battery are available. He also discussed that keeping water levels within the 12.5 ft. and 15.5 limits be maintained. Road work on Atlantic Ave, and Lyons Road is being put off until approximately 2022-2025 due to State and County conflicts.

The 2020 Census is still accepting applications at [2020Census.gov/jobs](https://2020Census.gov/jobs) or call 1-855-562-2020. Filling out the census is important because \$1,450 is allocated to the county for each report.

BEAUTIFICATION - Nothing new to report.

#### OLD BUSINESS

Scott stated that the erosion behind his home is getting worse and needs attention. George will meet with him to look at the problem.

George has not yet spoken to our attorney re background checks. Sharon asked the Board to decide how we will handle turning someone down. If there are no objections, and since the costs will be added to the new homeowners fees, we will have the background checks. This will be taken up at the next meeting.

Sharon discussed having an overhang installed on the pavers inside the pool fence between the 3 large palm trees that have dropped dangerous fronds. This would also provide more safe seating and allow the fronds to fall outside the area. George stated that the idea of selling the large palm trees at the pool did not work out. It is costly to have them removed, therefore the proposal to erect a overhang may be the best solution. Ed will research it further and bring it up at the next meeting.

NEW BUSINESS - None

MEMBER PARTICIPATION

George turned this over to Ed Clemon who stated he will give everyone an equal opportunity to speak, starting with those who signed the sheet. Russ Mayer and Miriam Castro said their questions had been answered.

Many homeowners voiced their concerns over the use of Round-Up (a weed killer). They believe it is unhealthy to dogs, wildlife, and humans and no longer want to have it sprayed at their homes. Posting signs has not helped. George stated that homeowners have a right to decide what goes on their property. Ed Clemon offered to compile a list of homes who request that no Round-Up be sprayed which he will give to PMA. If an owner does request this, he/she will be responsible for keeping their beds, sidewalks and driveways clean and doing the weeding themselves. If not, they may get a fine letter from ARB. Lisa Weingarten will send out an e-mail and a notice will be placed in the Grapevine with Ed's e-mail address. Russ Mayer suggested asking Plat 4/5 what products they have been using.

There was a discussion re stray cats roaming the area. Putting in a call to Animal Control was advised. There is also a problem with inconsiderate neighbors who allow their dogs to make on everyone's sidewalks and lawns. A notice will be placed in the Grapevine stating that dogs may only be walked on the area between the road and the swale.

With nothing further to discuss, the meeting closed at 9:00 P.M.

Respectfully submitted,

Arleen Kessler  
Recording Secretary.