

DELRAY VILLAS PLAT 2 BOARD MEETING

APRIL 25, 2023

President Scott Bradley called the meeting to order at 7:33 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.

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

Minutes

Arleen Kessler read the minutes of the March 28, 2023 meeting. A motion to accept the minutes as read was made by Linda Downs and seconded by Howard Appel. The motion passed.

Lisa Weingarten filmed the first Zoom meeting.

Treasurer's Report

Howard Appel read the report as of April 25, 2023. The Truist checking account has \$74,682.33. In the AMTRUST Bank the Pool Renovation Reserve has \$24,202.90. The Lake Renovation Reserve has \$26,639.90. The Drainage System Reserve has \$29,575.84. Total Reserves \$80,418.84. \$50 is in the Petty Cash Fund. Total Cash Accounts is \$155,150.97. Late for one quarter (1 homeowner) \$630.00. None late for 2 quarters and none in foreclosure. Total Delinquent Amount Maintenance Fee (1 homeowner) \$630.00. A motion to accept the Financial Report was made by Arleen Kessler and seconded by William Margillo. The motion passed.

Howard Appel discussed the change in payment of HOA fees. Homeowners can leave payments in the new mailbox provided on Carmen Ojeda's porch, or may be mailed to Delray West Townhouses Home Association Inc, 13188 Via Vesta, Delray Beach, FL 33484. Do not mail using the old labels in back of the HOA payment book.

Pool

Ben D'Errico will be back next week. Scott reported the WIFI is working at the pool. Information is posted on the wall at the pool. He thanked Howard Appel for getting it done.

Lakes

Michael Goodman is absent due to a bout of covid. Treatment for algae was picked up.

Landscaping

William Margillo reported there was a 4" main pipe break which was fixed on Monday. Three missing heads were replaced and two dirty heads were cleaned. The golf cart was

not working. He is keeping an eye on the charger. We had 2 grass cuttings and the one more this week.

ARB

Linda Downs reported ARB did not meet this month. General inspection will begin in May. She urged homeowners to look around their homes and see what needs to be done. Don't wait to get a letter. Make sure Lollipop poles are painted and the globe is clean. Make sure the house numbers are on both the house and mailbox. Consider replacing shabby mailboxes with a fresh white one. Bushes should be trimmed to 6 inches below the windows and no higher than 3 feet around the lollipop. Garden beds should be weeded and cleaned up. Privacy shrub fences should be no higher than 5 feet. If your home needs new paint, check out our new color palette. Projects approved this month: 3 roofs, 1 whole house paint, 1 patio paver in rear of house. 5 Lollipop lights out - homeowners notified.

Scott added that people have been hitting their heads on a tree which is bent over. A letter has been sent telling that she will be charged for removing it. If it is a rental, the homeowner will get the letter.

Recreation

Arleen Kessler reported many Rec Board activities are being planned for this year. The After 6 Club also has plans for upcoming events. Howard Appel stated their audit is in progress.

Old Business

Fran Appel brought up the problem of a very large dog. She was advised to film it. Howard Appel stated new residents sign forms that they have no pets or 1 small dog. Linda Downs said a letter was sent to the homeowner from the Board. The dog is not registered. Scott asked her to follow up on this. 30-60 days for compliance and acknowledge receipt of the letter.

Lisa Weingarten cannot print the page of parking rules in the Grapevine, so it was decided to add the page when it is distributed.

New Business

Comcast lawyer has been in touch with Scott. Trying to make a good deal. See what they offer us before going to Breezeline.

With no further business to discuss, the meeting closed at 8:20 PM.

Respectfully submitted ,
Arleen Kessler,
Recording Secretary