

**DELRAY WEST ESTATES BOARD MEETING  
MAY 29, 2019**

President George Kuhn called the meeting to order at 7:34 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 Bill Margillo. Absent was Wendy Karger (excused) and Ed Redder (not excused).

No new homeowners were present.

Arleen Kessler read the minutes of the April 23, 2019 meeting. A motion to approve the minutes as read was made by Bill Margillo and seconded by Ed Clemon. The Motion passed.

TREASURER'S REPORT

Scott Bradley reported that as of May 29, 2019, the BB&T checking account has \$80,134.89. In Am Trust the Pool Renovation Reserve was \$39,603.43. The Lake Renovation Reserve was \$84,987.93. Drainage Systems Reserve was \$2,500.00. The Total Reserves was \$124,591.36. \$50.00 was in the Petty Cash Fund. Capital Contributions collected \$5,380.00. Special Assessment collected \$133,950.00 (150 full payments). Late for one quarter (9 homeowners) \$5,067.00. Late for two quarters (1 homeowner) \$1,126.00. Foreclosure or Lawyer Handling (2 homeowners) \$9,025.00. Total delinquent Maintenance fee (12 homeowners) \$15,218.00. Special assessment (3 homeowners) \$2,450.00. Grand total: \$17,668.00. Motion to accept the Treasurer's Report was made by Ed Clemon and seconded by Bill Margillo. The Motion passed.

COMMITTEE REPORTS

POOL

Sharon McCloskey stated that the Memorial Day Pool Party was a success. The next Pool Party will take place on July 4<sup>th</sup> from 4:00-8:00 P.M. when there will be less heat.

LAKES

George Kuhn reported that the quality of the lakes is consistent. Lake repair on one location has been done and everything has been paid for. More money is needed to go further on the lake. The additional cost was for the dirt that had to be hauled in.

LANDSCAPING

Pro Pest checked the sprinklers. Overgrown hedges will be cut. The golf cart water and batteries are okay. The sprinkler on Via Vulcanus was repaired.

ARB

There was no report. Miriam Castro submitted her resignation (which will be put in our records) and no one else came to this meeting. If anyone is interested in taking over the ARB please apply. Perhaps some of the members of her committee will appoint someone.

RECREATION MEETING

Arleen Kessler reported that Roberta Snetsky has cancelled the Tuesday Card Making Class due to poor attendance. Patti Lazaroff stated that a Zuma class is held from 10-11 in the A Building. Teachers must have a certificate. The Treasurer, Judy Clemon stated that everything was in line. Maintenance of the pool is high and needs a lot of work. A difficult homeowner using the facilities caused unsanitary conditions. The Board will send her a certified letter and will turn off her fob. Automatic water shutoffs costing \$3,000-\$3,500 are being purchased since the water has been left on in the bathrooms and outside shower. A July 4<sup>th</sup> Pool Party is being planned. \$20 with food from Lucille's. Shelley Miller thanked everyone for the food donations in April. Because of an accident in the Zuma Class it was agreed that everyone joining every class would have to sign a waiver. People do everything at their own risk. More volunteers are needed for COPs. Sy Weiss suggested during the hurricane season the Rec Center A building will be opened if there is an emergency. (No pets allowed.) Tony Costa will investigate purchasing a generator.

### ALLIANCE

Reynolds Pratt reported that a Driver Safety Course for 55 and older will be offered and taking the course will reduce their auto insurance. He noted that batteries should not be thrown in the garbage since they may cause a fire. He has a list of other items unsafe for garbage. The scams have been reduced due to 23 arrests in the county. Crime is down and vehicle thefts are down 60%. The High School will provide shelter if there is a hurricane. People must register prior to a storm. Pet Safety Stickers are available to inform firefighters and rescue workers if a pet is in the home. Security is now provided at all houses of worship. Road construction will begin at various sites in September and go on until 2035. Electric toll booths will also be installed. A motion to accept the Alliance Report was made by Sharon McCloskey and seconded by Scott Bradley. Motion passed.

### BEAUTIFICATION

No report except for the fact that Pat Kuhn has been picking up trash on El Clair Ranch Rd. Helpers would be welcome.

Ed Clemon stated that he has met with Lisa Weingarten about notifying PMA workers when a homeowner does not want Round Up sprayed. 41 out of 176 homes have requested this. Red reflectors must be put on the lollipop poles to alert the workers.

### OLD BUSINESS

There was a lengthy discussion on pool resurfacing. Two companies whose proposals are being considered: AP for \$24,980 (10 year warranty) and Sun Blue for \$18,400 (5 year warranty). AP has done repairs on the Rec Assn. Pool. They have also responded quickly whenever we request service. Scott Bradley was concerned about the additional costs to our budget. Ed Clemon stated, "spend a little more and get a lot more." Since the work is not immediately necessary, Ed Clemon made a Motion to send both proposals to our attorney and after he advises us, we will decide which company to go with. Scott seconded the motion and the motion was passed.

Sharon McCloskey brought up the proposal to install a overhang at the pool to prevent injuries from falling Palm tree fronds. Roy Smith gave the best estimate, \$8,211. Seabreeze Aluminum asked for \$14,550. No third estimate came in. Scott wanted more clarification about the materials they would be using. George was in favor of the overhang but made a proposal to

look further for other companies. 4 Board members agreed.

Ed Clemon stated that our lawyer was strongly in favor of Background Checks. Our regulations spell out what is “good cause” for denial. The Interviewing Committee can’t make this decision. It has to be brought before the entire Board to decide whether to accept that individual. Ed added that this issue must be presented to all the homeowners first. He made a Motion (seconded by Sharon McCloskey) that we bring this to the homeowners at the December HOA meeting for the calendar year 2020. At that time we will vote on it. Motion approved.

#### NEW BUSINESS

Sharon would like cameras installed at the pool. Notices have been ripped off gates and bulletin boards. Someone was swimming with a dog in the pool. The members believe it might have been a guest. Scott stated that cameras don’t deter. We just get satisfaction in knowing who did it. George feels these are a nuisance rather than criminal. Judy Clemon stated that a combination of cameras and fobs have been significant in identifying people disobeying the rules of the community. A motion to install cameras was not approved by the Board.

#### MEMBER PARTICIPATION

Charles Jeffreys voiced his dissatisfaction with purchases and expenses made by the Rec Board that we don’t get to approve first. Ed replied that they are not required to ask us. We have two representatives on the Rec Board - Judy Clemon (Treasurer) and Arleen Kessler (representative). All Plat 2 members interested can attend every Rec Board Meeting.

Russ Mayer asked who researched the placing of red reflectors to avoid the spraying of Round Up? He feels spraying on driveways is not a danger. He also asked who will be responsible to determine if a homeowner does not remove the weeds themselves? George believes the ARB will take care of that. Russ noted that Plat 4/5 uses a non-toxic spray.

Katherine Monterose voiced a concern about two trees behind her house. Her insurance company says she is not responsible for them. Ed stated that anything within 100 ft. from her sidewalk is her responsibility. Other trees are on common property. However, if a tree falls on her property then she is responsible. Scott volunteered to measure her property to determine the distance of the trees.

Another homeowner (Miriam) asked why recycling does not pick up boxes. It was explained that they only remove what is placed inside the provided container.

With no further business to discuss, the meeting was closed at 9:40 PM.

Respectfully submitted,  
Arleen Kessler, Recording Secretary.

