

DELRAY VILLAS PLAT 2 BOARD MEETING  
MAY 23, 2023

President Scott Bradley called the meeting to order at 7:30 PM. Members present: Scott Bradley, Ben D'Errico, Howard Appel, Bill Margillo, Linda Downs, Michael Goodman, Arleen Kessler.

After the Pledge of Allegiance to the Flag, a moment of silence was observed for passed community members, family, friends and members of the Armed Forces.

Minutes

Arleen Kessler read the minutes of the April 25, 2023 meeting. A motion to accept the minutes was made by Ben D'Errico and seconded by Linda Downs. The motion passed.

Treasurer's Report

Howard Appel read the report as of May 23, 2023. The Truist Bank checking account has \$90,250.11. In the AMTRUST Bank the Pool Renovation Reserve has \$24,203.10. The Lake Renovation Reserve has \$26,639.58. Drainage System Reserve has \$29,575.84. Total Reserves \$80,418.52. \$50 is in the Petty Cash Fund. Total Cash Accounts: \$170,718.63. Capital Contributions Collected YTD \$4,840.00.

Late for one quarter (4 homeowners) \$2,520.00.

Late for two quarters 0. Foreclosure or Lawyer Handling \$0. Total delinquent amount maintenance fee (4 homeowners) \$2,520.00.

A motion to accept the Treasurer's Report was made by Linda Downs and seconded by Michael Goodman. The motion passed.

Pool

Ben D'Errico reported no changes. A new vendor is taking care of the pool and doing a good job.

Lakes

Michael Goodman discussed the problem with mosquitoes. There is not much we can do. A representative from Solitude is coming. Proposals were just received.

Landscaping

Bill Margillo reported a problem with zones 18 & 19 not running. After 3 calls to PMA everything has been taken care of. 3 missing heads in zone 17 were replaced. We had 2 grass cuttings and one trimming. Someone from PMA cut the cable line and some homes were cut off from service with Comcast.

Architectural

Linda Downs reported about 2/3 of the inspections were completed and plan to finish up next week. About 34 homes had violations and most were minor. Projects approved in May: Roofs - 3, Stationary Patio Cover - 1, Expand Rear Patio - 1, Plant trees - 1, Paint house and driveway - 1, Replace front screen in Area - 1.

Lollipop lights - 6 were out and homeowners were notified. 4 are now on.

#### Recreation

Howard Appel stated the Rec News lists all up-coming events. There will be no issues in July and August. The next one will be in the fall. The docs are finished. The Rec Board will looking it over for questions in July. In August the Board will vote to approve the docs. Then they will be mailed to all homeowners with ballots for approval.

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#### Old Business

Howard Appel stated new DV stickers will be available to put on vehicles. He will make sure everyone can get one.

There is an email going around about ProPest. The company comes around about 2x a month to spray for fire ants and check on boxes to trap rodents.

We are not a gated community. Be sure to lock your doors and your cars.

Garages should be closed. If you see something suspicious please call the Sheriff's non-emergency numbers. We have new signs at both entrances for "no trespassing" and "alligators may be in the lakes."

#### New Business

Howard Appel reported as of March 2024 our TV contract with Comcast ends. We will be negotiating with them and other companies for the best contract. At the same time we are looking into combining TV with internet. No one should enter into long term contracts because we may have better contracts.

Judy Clemon suggested calling Alan Schwartz who is very familiar with this matter.

Linda Downs was responsible for arranging (along with many friends and neighbors) to have a special bench in our pool area in honor of Steve Lutsk. His wife Harriet and his family were present at the presentation.

With no further business to discuss, the meeting closed at 8:10 PM.

Respectfully submitted,  
Arleen Kessler  
Recording Secretary