

DELRAY WEST ESTATES BOARD MEETING
JUNE 25, 2019

President George Kuhn called the meeting to order at 7:32 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, Bill Margillo, Sharon McCloskey, Wendy Karger, Scott Bradley. Absent was Ed Redder (not excused).

No new homeowners were present.

Minutes of the May 29, 2019 were read. Motion to accept the minutes as read was made by Ed Clemon and seconded by Sharon McCloskey. Motion passed.

TREASURER'S REPORT

Scott Bradley reported as of June 25, 2019 the BB&T checking account has \$62,329.41. In AmTrust the Pool Renovation Reserve has \$41,355.14. The Lake Renovation Reserve has \$91,186.52. The Drainage System Reserve has \$5,000. The Total Reserves is \$132,541.66. \$50.00 is in the Petty Cash Fund. Total Cash Accounts: \$194,921.07. Capital Contribution Collected \$8,608. Special Assessment Collected \$137,450. 168 fully paid out of 176. Late for one quarter (1 homeowner) \$563. Foreclosure or Lawyer Handling (two homeowners) \$9,588. Total Delinquent Maintenance Fee (3 homeowners) \$10,151. Special Assessment (8 homeowners) \$3,775. Grand Total \$13,926. 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 saved her report for Old Business.

LAKES

George Kuhn reported that nothing has changed. Grasses were treated around the perimeter of Lake 1. The clarity of the water is not good due to silt and small critters.

LANDSCAPING

Bill Margillo found the pressure low for 2 weeks. He reported that a broken pipe in the system was repaired. A missing head on Via Vesta was also repaired. He called PMA to cut down a bush on Via Diana. He will call again to have a broken pipe under a driveway repaired.

RECREATION

Judy Clemon reported on the June 19th Rec. Board Meeting. Members were anxious about letters received after the May meeting. This was tabled until President Joann Albertson will be present. The Treasurer's Report was accepted as read. A new refrigerator was purchased to replace a broken one in the A Building. Gutters and cobwebs were cleaned. A broken duct was repaired in the Billiards Room. New faucets were installed in the bathrooms and showers. The pool has been treated for algae. Our insurance will reimburse us for repairs from the last electrical storm. A July 4th Pool Party with a D.J. and show will take place. \$20 will include food from Lucille's. Two trees need to be replaced due to worms. Timers were added to the water heater to reduce heat in the evenings when less people would be using the facilities. Representatives from the Delray Medical Center described a Proton machine which pinpoints a tumor. It should be up and running in October. The Fire Department requires that the front door be left open when more than 10 people are in the building to ensure another quick exit in case of a fire.

Sharon McCloskey inquired about renting a room in the Rec Center for private parties. Judy responded that the Board voted against this since we are a non-profit organization and due to insurance liabilities.

ALLIANCE

There was no report since Reynolds Pratt was absent.

George Kuhn mentioned the yellow signs posted which indicate that Palm Greens plans to change zoning to eliminate the unused golf course and replace it with new homes/units. They also plan to redo their Tennis Courts, Clubhouse and Pool. New roads will have to be created for the extra traffic on Via Delray and Via Flora. Very few homes in Delray Villas received a notice to vote on this. Those who received it were opposed. Judy Clemon believes a new Fire Rescue Station is also in the plans.

BEAUTIFICATION

No report. Pat Kuhn continues to pick up trash along El Clair Ranch Road. Ed Clemon sent his thanks to her on behalf of the Board.

OLD BUSINESS

Sharon McCloskey made a Motion that we hold off the plan to send pool resurfacing proposals to our lawyer until next year. Scott Bradley suggested a committee of 3 be formed to meet the applicants, hear their bids, and review their proposals. The Motion passed.

There was a lengthy discussion about the installation of an overhang (canopy) to prevent falling large fronds from injuring people. Sharon had pictures of the areas to be effected. The three contractors all comply with Miami-Dade Code and all permits included. Coastal was a company from Delray which came out twice and met with Steve Lutsk and Sharon. They gave the lowest price and their quality of work was good. Scott suggested trimming the trees several times a year instead of once. (Each visit will cost \$550.) Even trimming would show that we are making an effort to correct the problem. Wendy Karger stated that a lawsuit for injuries would cost more than the overhang. No one reads the warning signs. Sharon's proposal to go with Coastal was passed at this time. Scott Bradley feels that 8 ft. panels (rather than 7 ft.) would provide better coverage and asked Sharon to find out what Coastal would charge for this change. Ed Clemon made a Motion, which was seconded by Wendy Karger, that if we can get 8 ft. panels for \$9,500 or less, we should go ahead with Coastal. The Motion passed. We would still need to send the proposal we choose to our lawyer.

ARCHITECTURAL

There was no member of the ARB present at the meeting since Miriam Castro submitted her letter of resignation. George Kuhn sent an e-mail to two members and hopes their members will vote on a replacement. As yet, they have not responded. In the meantime it was decided that homeowners that want to "protect" their home by replacing windows with hurricane windows or doing repairs to their roofs, can do this without prior approval. The building additions, paint choices, and other types of construction present a problem. Ed Clemon suggested closing ARB. People will have to present their requests directly to this Board since members of this Board cannot be on the Architectural Board.

With no further business to discuss, the meeting was closed at 9:00 P.M.

Respectfully submitted,
Arleen Kessler, Recording Secretary