

DELRAY WEST ESTATES BOARD MEETING
JULY 25, 2019

Vice President Ed Clemon 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, Bill Margillo, and Wendy Karger. Absent: Ed Redder (not excused). Arleen Kessler recorded the meeting.

One new homeowner from 13142 Via Vesta was present.

Ed Clemon conducted the rest of the meeting.

Arleen Kessler read the Minutes of the June 25, 2019 meeting. A Motion to accept the minutes with one correction was made by George Kuhn and seconded by Sharon McCloskey. Motion passed.

TREASURER'S REPORT

Scott Bradley reported that as of July 23, 2019, the BB&T checking account was \$110,305.14. In Am Trust the Pool Renovation Reserve was \$38,689.99. The Lake Renovation Reserve was \$91,864.80. The Drainage System Reserve was \$4,980.05. Total Reserves was \$130,554.79. \$50 was in the Petty Cash Fund. Total Cash Accounts \$240,909.93. Capital Contributions Collected \$8,608.00. Special Assessment collected \$138,050.00 (71 fully paid). Foreclosures or Lawyer Handling (2) \$9,588.00. Total Delinquent Maintenance Fee \$9588.00. Special Assessment (4 homeowners) 2,250.00. Lawyer Handling (1 homeowner) \$850.00. Total Special Assessment delinquent (5 homeowners) \$3,100.00. Grand Total \$12,688.00 in delinquent fees. A Motion to accept the Treasurer's Report was made by Bill Margillo and seconded by Wendy Karger. The Motion passed.

COMMITTEE REPORTS

POOL

Sharon McCloskey reported that Coastal was in the process of getting the required permits. There was a little problem with the survey which couldn't be located. However, it was found in a bin at the pool. A new wall survey would have cost about \$500. Coastal will install 8ft. panels as opposed to 7ft. for \$500. Bill Margillo replaced the broken lock at the pool and put one on the gate in front of the pool house. All the keys should now work. If someone cannot open the lock Sharon will get them a new key.

A Labor Day Pool Party is being planned. We have enough burgers and hot dogs in our freezer, but need an additional \$350 to pay for other supplies and for the D.J. A Motion

to approve the \$350 expenditure was made by Sharon McCloskey and seconded by

Wendy Karger. The Motion passed.

LAKES

George reported no change in the actual condition of the lake. He and Steve Lutsk rode the cart to look the back of Lake 2. Two alligators were in the lake. They tried to figure out how they got in but there is a space under the fence large enough for them to have slid under. George will speak someone about repairing the fence, and if that doesn't help, he will take it to the County. There have been alligators and iguanas in the back yards here and in Plat 4/5. George reminded everyone that guns are not allowed here, and iguanas may be taken out humanely.

LANDSCAPING

Bill Margillo reported that the pressure was low for 2 weeks. He found one broken pipe. The system was down for about a week. Repaired June 24th. He received 2 calls about missing heads and one call about lack of a sprinkler. A homeowner complained that PMA didn't trim bushes and hedges around her house. When he saw the house, the owner had too much stuff around such as plants, hoses, and pipes and that's why PMA couldn't clean it up. Bill has added water to the batteries in the golf cart.

At this time, George Kuhn stated that people in our community take or destroy things and don't realize what things cost to repair or replace. Ed Clemon added that although PMA repaired (and was paid for) the drainage of a large puddle on El Clair Ranch Road, people run their cars over the grass destroying the repaired drain system. Someone made a large cut in the hedge near the North entrance to Via Vesta so they could walk through to the road. All these problems occurred in the same neighborhood. It is a shame that people in this community do damage to the common property that we all have to pay for. Ed Clemon stated that this was the second time this happened. He added that one of the trees that Beautification recently planted was hacked. Someone responded that the tree was only "trimmed" so people could see around it! Ed asked Lisa Weingarten to put something out about vandalism again.

ARCHITECTUAL

No one was present from ARB. Ed stated that our Board is entitled to take over for ARB when there isn't one. This is in our docs. He and George have had to approve some repairs such as window and roof replacements. If we don't get people to help us with ARB we will continue to control it.

ALLIANCE

No report because they are closed for the summer.

RECREATION ASSOCIATION

Arleen Kessler read the minutes of the July 17, 2019 meeting. A Labor Day Pool Party is being planned. There will also be a Halloween Party. The After 6 Club reported on several up-coming activities: A trip to the Gulfstream Casino (December 12), a Night at the Races (February 22), and a Picnic (April 19) were mentioned. The next Rec Meeting will be on October 15th. Elections will take place at the December 3rd meeting. The

HOA meeting will be held on December 22.

Judy Clemon presented the Financial Report which was approved by the Rec Board. Pool maintenance is up and monies were taken from supplies and repairs. The air conditioner in Bldg.A was repaired. The gym treadmill was fixed. The TV was rebooted after the storm. A new tree was planted and another one is coming down due to a fungus. COPS is in need of volunteers. Their picture shows many more volunteers than there are presently. Joann Albertson reported that a Supervisor from the Bd. of Elections visited and wants us to get up to Code. This requires sprinklers installed in the A Bldg. No assessment for this work will be necessary. A new generator is needed. Future events where food is served will only have tables of 8. Other events will continue to have 10 at a table. It was re-affirmed that realtors must get fobs and keys from the old homeowners to be given to the new owners at the closing. Lastly, the revised Rec Association By-Laws will be presented to everyone after review by our lawyer.

BEAUTIFICATION

Pat Kuhn discussed the newly planted tree that was chopped. She would like to plant more around the pool.

OLD BUSINESS

Ed Clemon stated that, as we are all aware, Ed Redder has not attended numerous meetings. Our documents state that the office of a member of the Board be declared "vacant" if more than three non-excused absences occur. A Motion was made by Ed Clemon to declare that position vacant, seconded by Sharon McCloskey. The Motion was approved by all the Board members.

A second Motion was made by Ed Clemon that since we have a vacancy on the Board, we ask Arleen Kessler (recording secretary) to fill this position for the remainder of the year. The Board voted to approve this Motion. Arleen Kessler accepted the position.

MEMBER PARTICIPATION

No homeowners requested time.

With no further business to discuss, the meeting was closed at 8:10 P.M.

Respectfully submitted,
Arleen Kessler
Recording Secretary