

DELRAY VILLAS PLAT 2 BOARD MEETING

JULY 25, 2023

President Scott Bradley opened the meeting at 7:30 P.M. After the Pledge of Allegiance to the flag, a moment of silence was observed for past members of the community, family, and members of the armed forces.

Members Present: Scott Bradley, Ben D'Errico, Howard Appel, Bill Margillo, Linda Downs, Michael Goodman and Arleen Kessler.

Minutes: Arleen Kessler read the June 27, 2023 minutes. A motion to approve the minutes with small corrections was made by Michael Goodman and seconded by Howard Appel. The motion passed.

Treasurer's Report: Howard Appel presented the report as of July 25th, 2023. The Truist Checking Account has \$95,548.35. In the Amtrust Bank, the Pool Renovation Reserve has \$25,703.52. The Lake Renovation Reserve has \$28,604.04. The Drainage System Reserve has \$32,826.58. Total Reserves: \$87,134.14. \$50 is in the Petty Cash Fund. Total Cash Accounts: \$182,732.49. Capital Contribution Collected YTD - \$8,470.00. Late for one quarter (2 homeowners) \$1,260. None late for two quarters and none in foreclosure or Lawyer Handling. Total Delinquent Amount Maintenance Fee (2 homeowners) \$1,260. A motion to accept the Treasurer's report was made by Arleen Kessler and seconded by Linda Downs. Motion passed.

Pool: Ben D'Errico reported that everything was fine at the pool. The July 4th Party was a great success. Good food, good friends, good music.

Lakes: Michael Goodman reported that everything seems under control. The weeds were sprayed.

Landscaping: Bill Margillo reported that rain is doing good for the grass. Two proposals have been received and another company will submit their proposal. As soon as we get that done we can go forward with repairing the broken pipes. There is not a big leak. The system will be on for the next couple of days. Scott noted that leaks can build up and become a big problem.

Architectual: Linda Downs reported the re-inspections were done. Howard Appel helped with some lollipop lights that were out. Overgrowth behind north end homes on north side of street. The area by the canal was very overgrown and the gate on El Claire Road was open and people were going in there to fish. This causes a safety issue for our residents. She called the Lake Worth Drainage Department and they came out and cleaned up the area and locked the gate. Scott saw the gate is open once again. Linda called again and they are sending a crew to replace the lock. Scott thanked Linda for making these calls.

Approved home projects: 1 Roof.

Another ongoing situation is caused by cars inappropriately parking on the grass. Linda suggested a regulation be made by the Board to enforce and fine the violators after one warning. A letter has been distributed to the community showing the proper parking as well as attaching the information to our last issue of the Grapevine , but it still is happening and the swales cannot handle the weight of cars without breaking the pipes and sprinklers. Howard Appel added that the system is old and breaks will continue. We cannot afford to replace the pipes. Judy Clemon added that in addition to warnings and fines homeowners should be aware that they will have to pay for repairs to the grounds as well as notifying contractors of our regs. Linda added that a copy of this information along with all regulations is given to new homeowners during their interviews.

Linda Downs made a motion seconded by Bill Margillo. "After one warning, a fine of \$100 will be sent to homeowners who continue to violate the parking regulations. If the homeowner decides not to pay the fine, a lien can be put on their house." The motion passed unanimously.

New Business

Howard Appel stated that since lengthy presentations by Breezeline and Hot Wire last month, he volunteered to negotiate with the companies and presented his findings to the Board. From what we have heard Hot Wire has better equipment, quality will be better with fiber optics. Connections will be in the ground. They will give our HOA \$70,400, provide three boxes to each home, 4K video, 72 hour replay system, a community channel, and a 10-year contract. Each house will be checked out to function properly. Another plus is that they can shut off service to a home if HOA fees are not being paid. A channel selection will be in the next issue of our Grapevine. We were paying \$55 a unit to Comcast. We will be paying \$80 but it will include internet and visual. Our HOA will go up because of this and probably up 5% because all our regular costs have gone up.

Hotwire will give us a representative from their Board. We will have to turn our equipment to Comcast.

A motion to choose Hotwire was made by Ben D'Errico and seconded by Linda Downs. The motion passed by a unanimous vote.

Before closing the meeting, Scott Bradley thanked Howard Appel for his hard work.

The meeting closed at 8:45 P.M.

Respectfully submitted,

Arleen Kessler, Recording Secretary