

DELRAY VILLAS PLAT 2 BOARD MEETING  
SEPTEMBER 28, 2021

Treasurer Scott Bradley presided over the meeting due to George Kuhn's health issue. He opened the meeting at 7:35 P.M.

After the Pledge of Allegiance a moment of silence was observed for departed members, family, and military. Board members in attendance were Scott Bradley, Bill Margillo, Wendy Karger, Sharon McCloskey and Arleen Kessler. Absent: George Kuhn and Ben D'Errico (excused).

No new homeowners were present.

Arleen Kessler read the minutes of the August 24<sup>th</sup>, 2021 meeting. A motion to accept the minutes with slight corrections, was made by Bill Margillo and seconded by Sharon McCloskey. The Motion passed.

TREASURER'S REPORT

Scott Bradley read the Treasurer's Report as of September 28, 2021. The BB&T checking account has \$51,917.93. In AmTrust Bank the Pool Renovation Reserve has \$19,589.24. The Lake Renovation Reserve has \$133,248.23. The Drainage Reserve has \$38,036.96. The Total Reserves \$190,874.43. \$50 was in the Petty Cash Fund. Total Cash Accounts \$242,842.36. Capital Contributions collected YTD \$7,532. Late for one quarter (4 homeowners) \$2,252. Foreclosure or Lawyer Handling (2 homeowners) \$3,800.08. Total Delinquent Amount Maintenance Fee (6 homeowners) \$6,052.08. Arleen Kessler made a motion to accept the Treasurer's Report, seconded by Wendy Karger. The motion passed.

COMMITTEE REPORTS

POOL

Sharon McCloskey said the date for the new fence had to be moved up due to the rain and a back-up of work. The new date is October 7<sup>th</sup>. Everything else is fine.

LAKES

Scott signed a check to Lake Management as a deposit on Lake 1. Work will start early in October.

LANDSCAPING

Bill Margillo had one call from someone extending their driveway who needed to know where the pipes were to be capped. The golf cart required one gallon of water. He checked 2/3 of sprinklers found 17 missing heads, 1 adjustment, and 1 recap of a broken pipe. Had 3 lawn cuttings and a weed trim will be done tomorrow.

ARB

Linda Downs stated that when both she and Steve Lutsk were up north, Elizabeth Rhyne and Theodora Karvounis were available to approve projects and finish up the last of the inspections that had open violations. They also went to the 2 new homeowner's interviews. She thanked the ladies for doing a great job. Approved projects were: 1 impact windows and sliding door, 1 roof, 1 screened porch - replace existing one and install back screened porch. Lollipop lights have not been checked lately. She asked to be called if someone has a problem with them. Next inspection in October.

RECREATION BOARD

Judy Clemon reported on the work started on the A Building. Half the dry wall is off and the rest will be coming down. Demolition is waiting for a 3<sup>rd</sup> bid. Everything has been removed from the kitchen. The fixtures being replaced in both bathrooms. A Design company was hired and will come tomorrow

to start measuring. The new Architect will incorporate his design into his plan. When we have a ballpark figure of all the costs, we can go to the bank for a loan.

Mike Montemurno, Tony Costa, and Ritter are overseeing the work. Work can begin without a permit until the first inspection. Jim Whiting is taking out wiring from the sound room and stage at a cost not to exceed \$4,000. \$15,000 for mold removal will be taken from reserves. HOA will increase by \$2.00. There was no insurance coverage in Florida for the mold.

Arleen Kessler added that several trips/tours are being planned by Shelley Miller. Information will appear on the Rec Boards website as well as our website.

ALLIANCE - No report

BEAUTIFICATION

Both entry ways look fine. The neighborhood is looking good. Scott attributed this to the ARB.

Lydia stated that the Grapevine is in the works and should be done by October 1<sup>st</sup>.

With no further business to discuss Scott made a motion to close the meeting, seconded by Bill Margillo. The meeting closed at 8:05 P.M.

Respectfully submitted,  
Arleen Kessler  
Recording Secretary