

DELRAY VILLAS PLAT 2 BOARD MEETING

APRIL 26, 2022

After the Pledge of Allegiance to the Flag, a moment of silence was held to remember neighbors, family members and members of the armed forces.

President Scott Bradley opened the meeting at 7:35 P.M. Members present: Scott Bradley, Ben D'Errico, Howard Appel, Wendy Karger and Arleen Kessler. Absent: Sharon McCloskey and Bill Margillo (both excused).

No new homeowners present.

MINUTES

Arleen Kessler read the minutes of the March 22, 2022 meeting. A motion to accept the minutes was made by Howard Appel and seconded by Wendy Karger. Motion approved.

TREASURER'S REPORT

Howard Appel reported as of April 26, the BB&T checking account has \$98,632.43. AMTRUST bank - Pool Renovation Reserve - \$18,200.82. Lake Renovation Reserve - \$18,637.18. Drainage System Reserve - \$42,237.70. Total Reserves - \$80,075.70. \$50 in Petty Cash Fund. Total Cash Accounts - \$178,758.13. Capital Contributions Collected YTD - \$6,620. Late for one quarter (1 homeowner) \$585. Late for 2 quarters None. Foreclosure or Lawyer Handling (1 homeowner) \$1,148. Total Delinquent Amount Maintenance Fee (2 homeowners) - \$1,733. A motion to accept the Treasurer's Report was made by Ben D'Errico and seconded by Arleen Kessler. Motion passed.

POOL

Wendy Karger read Sharon McCloskey's report. We still have a few things to take care of regarding the fence, otherwise, it looks fantastic. A new lock has been ordered for the gate near the parking lot. This lock will be identical to the gate near the pool building, which won't require a key to get out. The next pool parties will be: Memorial Day Weekend, Sunday, May 29th, Fourth of July Weekend, Sunday, July 3rd with Slappy playing, and Labor Day Weekend, Sunday, September 4th. Flyers will be sent out as reminders. Important reminder to everyone. When an Atlantic Pool person is cleaning the pool (normally Monday, Wednesday, Friday in AM) or anytime requiring access to the pool, EVERYONE, must get out of the pool so he can do his job. NO EXCEPTIONS! Pool signs to be posted as a reminder.

Symbiont has replaced compressor on north heat pump. Temperature to remain at 88 and adjust automatically. Cement to be filled in opening to left of main gate. Motion to accept Pool News was made by Howard Appel, seconded by Wendy Karger, and approved.

LAKES

Scott reported that the alligator in Lake 2 is gone. There is an alligator in Lake 1 so we have to call the trapper back. An iguana was stuck in a fence in the back. Susan Bradley was able to get him through. Thank you from the iguana!

LANDSCAPING

Ben stated that the first job on the swales is working well. The water is going down. Another phase will begin from the south side of Via Sylvanus to Via Diana. It is a big order. We got a price of \$12,000. Sand going down 18" is better. Just to skim it is \$8,000. Ben will get the exact footage. Contractor promised to haul the dirt away. Mr. Hogg said he saw them throw the dirt into the water. However, Ben said he was with them all along and the sand was piled against the fence. George Kuhn suggested we should use the \$43,000 set up for drainage pipes money to do the job right away. Howard stated that is where the monies came from. A motion was made to get at least one other bid. We will get in touch with PMA for a price.

ARCHITECTUAL

The ARB needs at least 1, preferably 2 people to join the ARB. Anyone interested about what we do and what is involved, please contact Linda Downs.

General inspections will begin in May. ARB forms are being revised, new application forms should be available on the website and in the pool house within the next 2 weeks. Projects approved this month: Windows 1. Pavers next to back patio door 1. Garage door 1. Lollipop lights out as of 4/25 - 3. Please make sure your switch is on.

The subject about driveways has come up again from a number of residents. They would like either paver or stamped concrete driveways approved. Right now the stain that is approved for our driveways is unavailable. (Sherman Williams may have it.) The stained driveways are slippery and get very marked up by tires and the gardeners. If the board approves the use of pavers or stamped concrete the ARB will research colors to approve and bring the suggestions to the board for final approval.

ALLIANCE - No report

BEAUTIFICATION

Pat Kuhn asked to have someone take her on the golf cart.

Howard Appel spoke about the \$23,000 HOA dues given to the Rec Association per quarter. People in Plat 2 don't take advantage of the activities going on there. He would like to have the Rec Newsletter included with our quarterly Grapevine. We have some newsletters in our pool house. Scott added that many facilities are available to us such as the gym, tennis, bocce, shuffleboard, billiards, and pickle ball, but we don't use them.

RECREATION

Arleen Kessler read the April 20th Rec Board's meeting. Judy Clemon presented their financial report. For the most part, we are in good shape. As the permits and materials come in for the A building big charges will be coming up. The Rec Board approved asking the bank for a loan of \$850,000. Reports on the B and C buildings were fine. A new rope for the pool will be ordered. The bocce and tennis courts are good. The old keys are necessary for opening the shuffleboard and bocce cabinets. They can be purchased for \$33. Several trips are coming up and will be offered on our website. Pat Lazaroff asked to have Memorial Day and July 4th parties at the pool. This will be decided at a future meeting. Some interest in forming a "singing" group was to be considered. Putting in ping-pong tables was also suggested. The A building can now be entered to look at the progress. Plats 1 and 3 are looking into a new internet system.

OLD BUSINESS - none

NEW BUSINESS

Lisa Weingarten asked that the old signs be changed. It is possible that they belong to the county and they should take care of this. Elliot King said he will ask about the signs at the next COPS meeting.

The sprinklers are down and valves need to be replaced. Steve Lutsk, Ben D'Errico and Howard Appel have been fixing broken sprinkler heads. We are fortunate to have members of Plat 2 doing the work. Our thanks to all.

Dead palm trees should be removed to avoid rodents nesting in them.

Howard Appel would appreciate that ARB inspect our driveways and report at the next meeting so we can decide what to do about the paint/concrete/paver issue.

A motion to close the meeting was made by Wendy Karger and seconded by Ben D'Errico. The President closed the meeting at 8:30 P.M.

Respectfully submitted
Arleen Kessler
Recording Secretary

Thanks to several ladies of Plat 2 (Susan, Harriet, Lisa and more) for providing lovely refreshments while "Happy Birthday" was sung to our April celebrators.