

DELRAY VILLAS PLAT 2 BOARD MEETING
AUGUST 25, 2020

After the Pledge of Allegiance to the Flag, a moment of silence was held to remember neighbors, family members and armed forces as well as all the people who have lost their lives due to the Corona Virus.

President George Kuhn opened the meeting at 7:33 P.M. at Poolside. Members Present: George Kuhn, Scott Bradley, Wendy Karger, Bill Margillo, Sharon McCloskey, and Arleen Kessler. Absent: Ben D'Errico (excused).

NEW HOMEOWNER: Joe Chaves stated that this was his first time attending a meeting and was welcomed by the Board.

MINUTES

Arleen Kessler read the minutes of the July 28, 2020 meeting. A motion to approve the minutes was made by Wendy Karger and seconded by Sharon McCloskey. The minutes were approved.

TREASURER'S REPORT

Scott Bradley reported as of August 25, 2020 the BB&T checking account has \$83,148.43. Amtrust Bank: Pool Renovation Reserve has \$39,450.35. Lake Renovation Reserve has \$112,484.88. Drainage System Reserve has \$24,981.67. Total Reserves - \$176,916.90. Petty Cash has \$50. Total Cash Accounts - \$260,115.33. Capital Contributions Collected - \$8,608.00.

Late for one quarter (5 homeowners) \$2,815. Late for two quarters (1 homeowner) \$1,126. Foreclosure or Lawyer Handling (2 homeowners) \$3,802.00. Total Delinquent Amount Maintenance Fee (8 homeowners) \$7,743. A motion to accept the Treasurer's Report was made by Arleen Kessler and seconded by Wendy Karger. Motion passed.

POOL

Sharon McCloskey stated that she heard a status report from Thomas from Atlantic Pools. Prepping begins tomorrow and will continue until the end of the week. New drain will be cemented in tomorrow. All the tiling has been done. They will apply the finish, hook a hose to the filter, and begin to fill the pool which takes about 48 hours. Chemicals will then be added. This should take about 2-3 weeks to complete. After that they will come here to speak about the pavers and to clean up

LAKES

George stated that the condition has not changed much in either lake. We need to add more money into this account so we take care of the lakes before we lose more shoreline. The Board would have to decide how this can be done. It may not be possible until 2021. We will take this up at our next meeting. Lake 1 has a problem with iguanas and catfish. Catfish lay their eggs in holes in the ground. After babies are born the holes are left there.

LANDSCAPING

Bill Margillo received 3 calls about missing sprinkler heads. PMA was called and all have been repaired. A homeowner was putting in a patio and the sprinklers had to be relocated. PMA took care of that. We had 2 grass cuttings and one more to come.

ARCHITECTURAL

Linda Downs provided a report on applications for painting, patio screens, window replacement, roofing, etc. that were approved in August. The ARB met once this month and made a list of some rules/guidelines that they would like added, now that they had completed a cycle of inspections. These will be given to homeowners and put on our website. She also called Palm Beach County regarding a cracked sidewalk which they are responsible for and they agreed to send someone to have it fixed. She mentioned that Steve Lutsk was doing well after having back surgery which will require a long recovery.

ALLIANCE

There was no report.

RECREATION ASSOCIATION

Arleen Kessler reported on the August 12th meeting at the clubhouse which, for the most part, discussed plans for the installation of sprinklers and bringing the bathrooms up to code. There are other repairs which will not be done at this time. There will not be an assessment. There are no plans to change the rules for the use of the pool and tennis courts since people are wearing masks, as required. Judy Clemon asked that the Board keep expenses down until the end of this year. She will need to know the expected expenses for gym and pool maintenance so she can plan next year's budget. Tony Costa stated that the 16 present cameras are not clear enough. He asked a project manager to come to the meeting to discuss and demonstrate upgrading and adding more cameras at a cost of \$8,600. A motion to purchase the 26 new cameras was approved unanimously. A short discussion determined that we will not open the Arts & Crafts or the Card rooms at this time.

BEAUTIFICATION

Pat Kuhn had to have 3 palm trees removed and cleaned out the area behind Carmen's house. We will find out if her budget will cover the cost of planting regular trees.

OLD BUSINESS

None

NEW BUSINESS

There was a lengthy discussion regarding a homeowner who was out of the country and had her family occupy her house while doing improvements. Although this goes against our bylaws, George stated that due to unusual circumstances we could agree to allow this the owner 30/60 days with the requirement that she calls George and reports on the progress of the conditions. The Board voted 4 to 1 to leave the number of days open ended. Scott Bradley was concerned that we will start a dangerous precedent, however the Board felt that we would address each individual situation when, and if, it arises. Future requests will require something put in writing before approval.

A motion to close the meeting was made by Scott Bradley and seconded by Wendy Karger. The motion passed.

The meeting closed at 8:30 PM.

Respectfully submitted
Arleen Kessler
Recording Secretary