

DELRAY VILLAS PLAT 2 BOARD OF DIRECTORS MEETING
August 22, 2023

President Scott Bradley called the meeting to order at 7:30 PM. After the Pledge to the Flag a moment of silence was observed for neighbors, family and friends and all those suffering in Hawaii.

Members Present: Scott Bradley, Ben D'Errico, Michael Goodman, Howard Appel, William Margillo, and Arleen Kessler. Absent: Linda Downs (excused).

Minutes

Arleen Kessler read the minutes of the July 25, 2023 meeting. A motion to accept the minutes as read was made by Howard Appel and seconded by Michael Goodman. Motion passed.

Treasurer's Report

Howard Appel presented the Treasurer's Report as of August 22, 2023. The Truist Checking Account has \$88,583.87. In the Amtrust Bank the Pool Renovation Reserve has \$25,703.74. The Lake Renovation Reserve has \$28,604.28. The Drainage System Reserve has \$32,826.58. Total Reserves: \$87,134.60. \$50 in the Petty Cash Fund. Total Cash Accounts \$175,768.47. Capital Contributions Collected YTD \$8,470.00. Late for one quarter (5 homeowners) \$3,150. Late for two quarters (1 homeowner) \$1,260. Foreclosure or Lawyer Handling – none. Total delinquent amount maintenance fee (6 homeowners) \$4,410. A motion to accept the Treasurer's report was made by Ben D'Errico and seconded by Bill Margillo. Motion passed.

Pool

Ben D'Errico reported that everything was good at the pool. A new person was hired and he seems to know how to take care of what is needed. A pump was leaking and he will shop for a new one. One of the coolers was leaking and the part is ordered under our warrantee.

Lakes

Michael Goodman reported nothing has changed and the lakes are fine. Weeds were sprayed and grasses cut. He hasn't seen any signs of fish kills.

A discussion took place about the problem of iguanas. They destroy the wires and plants. It is hunting season but when they are caught or trapped, they are euthanized.

Landscaping

Bill Margillo stated he turned off sprinklers because of the rain. He received 2 bids to repair a broken pipe. One for \$4,500 from Pro-Green and a second for \$1,800 from Pro-Tek. Of course he took the lower bid. A 50% payment of \$900 was sent and they are coming tomorrow morning to start. They will cut 4" pipe and add two elbows, dig a trench in the grass to get away from under the driveway and add two more elbows to reconnect to the pipe that goes under the street. PMA did work but it was beyond their scope.

In reply to a complaint that the grass was not cut short enough he explained that if it were cut very short the sun would burn it. Two cuttings took place this month and one more will be done. They cut about every two weeks.

ARB

Scott read the report sent by Linda Downs. The final inspections were done. The letters that go out to those who still haven't complied will go out with a 15 day notice prior to a fine being levied. According to our bylaws and Florida 720 laws, HOA's can fine residents after a 15 day notice. Home improvements applied for this month: 1 Paint exterior of house, 1 Replace support beams to rebuild a screen in porch.

7 lollipop lights out and homeowners were notified. Linda explained a mistake with two different roof colors and Scott met with all involved and all parties agreed to leave it. Linda has made a spread sheet with the years and type of shingle and colors chosen. She completed the cul-de-sacs and will work on Via Vesta next week.

Old Business

Up-date on Hot Wire: We received the original contract to be reviewed by our lawyer to see if we need anything changed. We will send it back so their lawyers can look it over. We approved them as our distributor. It will be signed and in the meantime they are giving us \$428 for each house, and they will pay our attorney fees. Contract is for 10 years. We will have a broadcast channel over the internet and our own community channel. We will continue to publish the Grapevine.

Howard Appel stated: In relation to the fine for inappropriate parking, there will not only be verbal warnings, but photos will be taken and documented.

With no further business to discuss, Scott Bradley called the meeting to order at 8:25 PM.

Respectfully submitted,
Arleen Kessler
Recording Secretary