

DELRAY VILLAS PLAT 2 HOA BOARD MEETING  
DECEMBER 20, 2022

After the Pledge of Allegiance to the Flag a moment of silence was observed for friends, family, community members and those in the Armed Forces.

President Scott Bradley called the meeting to order at 7:20 PM in the B Building Card Room.

Present: Scott Bradley, Howard Appel, William Margillo, Wendy Karger, Sharon McCloskey and Arleen Kessler. Absent: Ben D'Errico (excused).

Scott Bradley welcomed Flavio Franco, a new homeowner to the community.

Minutes

Scott Bradley read the November 22, 2022 minutes. He corrected the fact that we had voted on a motion before. The members of the Board approved the minutes as read with the correction. Scott also noted that three positions representing Plat 2 on the Rec Board will be open for election next year.

Treasurer's Report

Howard Appel read the report as of December 20, 2022. The BB&T checking account has \$52,069.89. In the AMTRUST Bank the Pool Renovation Reserve has \$22,702.14. The Lake Renovation Reserve has \$24,638.52. The Drainage System Reserve has \$26,324.95.

Total Reserves \$73,665.61. \$50 is in the Petty Cash Fund. Total Cash Accounts is \$125,785.50. Capital Contributions collected YTD is \$16,700. Late for one quarter (6 homeowners) \$3,510. None late for 2 quarters and none in foreclosure. Total Delinquent Amount Maintenance Fee (6 homeowners) \$3,510. A motion to accept the Financial Report was made by Sharon McCloskey and seconded by Wendy Karger. Motion passed.

Pool

Sharon McCloskey stated that she is stepping down and this will be her last Pool report. She is pleased to be turning the pool over to Ben D'Errico. She and he, along with Steve Lutsk, worked very closely together. She believes that she and Ben will continue to work together. She stated, "I am stepping down but not away." It's been her privilege to be in charge of the pool for so many years. We have accomplished so much and I'm proud to have been a part of it. The next Pool Party will be in February or March and Slappy will entertain. The date to be determined and we will welcome all new homeowners. Flyers will be sent out when date it set.

Scott stated Sharon has been in charge of the pool for 6 years. He thanked her for her service and dedication and added that we need people like her to do things and help out.

Landscaping

William Margillo reported there has been a problem with the system which keeps shutting down due to an overloading problem. He has to keep resetting the controller. When Howard checked it out he believes if it's adjusted any higher it can burn out the

motor.

This month he replaced three missing heads, adjusted heads and checked for bare spots on one lawn. He put in 2 new sprinkler heads. We had 2 grass cuttings. He spoke with Scott about changing the times for watering to during the day instead of middle of the night so that they can see if sprinklers are working. He had only one call where the sprinklers were not going on. Scott thanked Bill, Ben, Howard, and Ed Redder for their efforts to help out during the year. They have saved us a lot of money.

### ARB

Linda Downs reported that general inspections were completed on  $\frac{3}{4}$  of the community and the remaining will be done after the New Year. There were fewer violations given and the majority was for minor things. The community looks quite festive with so many lights and decorations. She thanked Susan and Scott for putting up the entrance lights. There are a number of people that have peeling or unreadable numbers on the mailbox. These numbers are not only for the mail carrier but for the EMS/Police if they come at night the numbers over the garage cannot be seen.

Linda obtained new color palettes that are colors that would coordinate with each other. The ARB will meet in January to review and discuss and hopefully chose a new pallet to present to the Board at the February meeting for approval. A new paint approval form will be created. Anyone wishing to become an ARB member, please let her know.

Projects approved this month: 1 Replaced windows with hurricane windows. 1 Roof replacement. Earlier this month 11 Lollipop lights were out. A big thanks to Howard Appel for helping with a light that needed the base replaced. Linda thanked the members of the ARB who have worked so hard this year: Theadora Karvounis, Gail Brown and Marty Soldiveri. It's been a pleasure working with them. Linda wished everyone happy holidays and a happy new year.

Rec Committee Report - none

Alliance - none

Scott met with Mike Montemurno, President of 4/5 and in charge of the A building. He showed him the progress - it looks good. We should not be worried about the monies It will be beautiful when it's done. We will meet the payment each month.

### Beautification

Susan and Scott Bradley put the lights up on Sunday. They had a string of lights from last year. It looks okay.

### Old Business

There were a lot of dead palms. Scott pushed them over because they were rotten.

### New Business

Carmen Ojeda read the results of the election. 64.5%. Four people were elected: Scott Bradley, Linda Downs, Arleen Kessler and Michael Goodman. We had the quorum. Over 50% voted.

A discussion took place re the pump for sprinklers. If it is the motor it can be a very expensive ordeal. Putting the sprinklers on during the day for March and April may show what the problem is. We will have to run zone after zone and see when it trips. We have to be very cautious not to burn the motor out.

Before the meeting closed Scott thanked Wendy Karger for her years of service. She will be leaving the Board. Wendy has been corresponding secretary providing assistance to former President George Kuhn and Scott Bradley, contributing articles and editing for the Grapevine through the years. Thank you for all the time you gave us.

Lisa Weingarten will be in charge of the Grapevine. Howard Appel will provide copies of the Rec Newsletters for distribution to the community.

HOA payment books have started to come to several homes. All should be here soon.

Motion was made to close the meeting at 8:05 PM. All in favor. Merry Christmas, Happy Chanukkah, and Happy New Year.

Respectfully submitted,  
Arleen Kessler  
Recording Secretary

DECEMBER 20, 2022  
8:15 PM

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

Scott welcomed the new members.  
Positions were discussed.

Scott Bradley, President  
Arleen Kessler, Recording Secretary  
Howard Appel, Treasurer and Assistant Advisor  
Ben D'Errico - Pool Director  
William Margillo, Landscaping  
Michael Goodman, Lakes  
Linda Downs, Vice President