

DELRAY VILLAS PLAT 2 BOARD OF DIRECTORS ANNUAL MEETING

December 19, 2023

President Scott Bradley called the meeting to order at 7:28 P.M. After the Pledge to our Flag, a moment of silence was observed for neighbors, family, members of the armed forces, and victims of the war in Israel and the Ukraine.

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

Several representatives from Hot Wire were introduced. They came to this meeting to answer some of the questions from the homeowners about the process. They explained the three steps necessary: 1. Construction (is ongoing), 2. Consultations, and 3. Installation. Homeowners need to set up an appointment to have someone come to their home to discuss the individual needs and choices as well as prices. This meeting may also be done by phone, 561-509-5429. This consultation is necessary before an installation can be done. A Rate Schedule and Channel Line-up were distributed. The installations will begin in February. Scott thanked the Director and representatives for coming to share this information.

Minutes

Arleen Kessler read the minutes of the November 28, 2023 meeting. A motion to approve the minutes was made by William Margillo and seconded by Linda Downs. The motion carried.

Treasurer's Report

Howard Appel reported that as of December 19, 2023 the Truist Checking Account has \$62,580.93. In the Amtrust Bank the Lake Renovation Reserve has \$32,641.27, the Pool Renovation Reserve has \$28,704.62, the Draining System Reserve has \$39,327.70. Total Reserves \$100,673.59. Petty Cash Fund \$50. Total Cash Accounts \$163,304.52. Capital Collections Collected \$12,100. Late for one quarter (4 homeowners) \$2,520. Late for 2 quarters – none. Lawyer handling collection (1 homeowner) \$1,890. Total Delinquent Amount Maintenance Fee (5 homeowners) \$4,410. A motion to accept the Treasurer's Report was made by Linda Downs and seconded by Michael Goodman. Motion passed.

At this point Scott reminded the group that as of January 1, 2024 the HOA rate will be \$710.00 quarterly.

Pool

Sharon McCloskey stated that everything at the pool is working well.

Landscaping

William Margillo reported that the pipes and wires were repaired. The system is up and running on all zones. He has repaired or replaced sprinkler heads and still has a few more to repair. There were 2 grass cuttings this month.

ARB

Linda Downs reported that 1 driveway paint was approved this month. Last month 1 house paint and 2 windows were approved. 1 interview was done. 3 Lollipop lights are out. One has been out for 6 months now – a letter saying “a fine will be issued in 15 days” was sent. General inspections will begin in mid January. Please look around to check that your home is clean, trimmed, weeded and numbers on mailboxes and above garage door. The ARB members actually got a thank you letter this month for helping a resident with things she needed done! We wish you all a Happy Holiday season. And pray for peace in the New Year. Thank you to Theodora, Gail, Carol, and Marty for all their hard work.

Lakes

Michael Goodman reported that there was nothing unusual happening at the lakes. He has met with Solitude Lake Management Erosion Department regarding the settling of the soil over the Sox erosion control installation. They believe a solution would cost \$2900. If the settling is ignored it won't do any damage at this point, however the sooner they can backfill the low spots the better it will look in the future. Howard Appel made a motion, seconded by Bill Margillo, to accept Solitude's bid of \$2900 to fix the erosion. The Board voted unanimously in favor. Howard added that the money will come out the Lake Renovation Reserve.

Election Results

The election ballots were counted, including the mail-in ballots. The results: Ben D'Errico received 50 votes and William Margillo received 50 votes. They will both remain members of the Board of Directors in 2024. Congratulations to both.

New Business

Lisa Weingarten, after shopping on Amazon, Wayfair, and several other sources, distributed pictures of 2 outdoor tables she found at Rooms To Go. The 52" round heavy aluminum table was the preferred option. The money will come from Reserves. A motion to order (3) three 52" round tables at a cost of \$499 each, plus tax and a \$59 delivery charge, was made by Linda Downs and seconded by Arleen Kessler. The motion passed.

Scott Bradley has chosen 3 members to represent Plat 2 at the Recreation Board Meetings – Howard Appel, Arleen Kessler, and Michael Goodman. A letter will be sent to the President of the Rec Board informing her of this decision.

With no further business to discuss, a motion was made to close the meeting at 8:15 P.M

Respectfully submitted,

Arleen Kessler
Recording Secretary