

**DELRAY VILLAS PLAT 2 BOARD MEETING  
FEBRUARY 22, 2022**

At 7:00 PM election ballots were opened and counted by Harriet Lutsk and Phyllis Manover. All ballots that were brought to the meeting were added as well.

Treasurer Scott Bradley presided over the meeting due to George Kuhn's retirement. He opened the meeting at 7:35 P.M.

After the Pledge of Allegiance a moment of silence was observed for departed members, family, and military. Board members in attendance were Scott Bradley, Ben D'Errico, Bill Margillo, Wendy Karger, Sharon McCloskey and Arleen Kessler.

Arleen Kessler read the minutes of the January 25<sup>th</sup>, 2022 meeting. A motion to accept the minutes with slight corrections, was made by Wendy Karger and seconded by Sharon McCloskey. The Motion passed.

**TREASURER'S REPORT**

Scott Bradley read the Treasurer's Report as of February 22, 2022. The BB&T checking account has \$93,902.13. In AmTrust Bank the Pool Renovation Reserve has \$16,700.55. The Lake Renovation Reserve has \$16,636.86. The Drainage Reserve has \$36,986.24. The Total Reserves \$70,323.65. \$50 was in the Petty Cash Fund. Total Cash Accounts \$164,275.78. Capital Contributions collected YTD \$1,120. Late for one quarter (1 homeowners) \$1,148.. Late for two quarters (2)homeowners \$2,925. Foreclosure or Lawyer Handling (1homeowner) \$7,775.44. Total Delinquent Amount Maintenance Fee (3 homeowners) \$11,848.44.

Arleen Kessler made a motion to accept the Treasurer's Report, seconded by Wendy Karger. The motion passed.

**COMMITTEE REPORTS**

**POOL**

Sharon McCloskey said they were waiting on a part for the heater. Atlantic reset the light at the deep end of the pool that fell out. Mulch was laid down around trees, and plants around fence and in heat pump enclosure by volunteers: Charlie Jeffries, Steve Lutsk, Ben D'Errico and Phillip Nigro. She thanked them for their help. The Pool Party on February 20 was a great success. Well over 65 attended. Lydia Harris did a great job with raffles, prizes, puzzles and favors. Sloppy and band were fantastic as usual. Scott thanked everybody for their enthusiasm. Steve Lutsk for setting up and Jory for his talent as a Chef. Scott stated this was the best party he has seen in almost 5 years!

**LAKES**

No report - no critters.

**LANDSCAPING**

Bill Margillo reported that the system was down for 3 weeks because of broken main and valve. It is up and running now. One homeowner broke a pipe while planting new bushes. She was informed she has to pay for it. One grass cutting and main hedge trimming. They owe us 1 more grass cutting.

## ARB

Steve Lutsk read the ARB report.

Third notice inspections were done on January 28<sup>th</sup>. A final check on those homes will be done on the 1<sup>st</sup> of March. General inspections of all homes will be sometime in May. Approved projects: 1 garage door, 1 accordion shutters for a patio, 1 house paint. 4 lollipop lights are out as of Sunday night. Items that were brought up in December with no response given yet are: Amount of time allowed to satisfy a violation is excessive (30,60,90 days and 15 more before a letter goes to our attorney). ARB feels should be decreased. Our attorney Steve Brittan stated there is no 30/60/90 ruling. It is the Board's decision. Fines can be levied by the HOA according to our bylaws and Florida Statutes. ARB would like to have white mailboxes going forward. A copy of these items were given to each board member so they can come to a decision in a timely manner.

Ed Hog remarked that he has received several notices when he is not here re violations. He asked that notices should be sent Certified Receipt Requested. He added that some of the violations are unjust.

## RECREATION BOARD

Arleen Kessler reported on the February 16<sup>th</sup> meeting. The Financial Report was, for the most part, in good shape. Mike Montemurno discussed plans for the A building. He distributed an expense sheet showing what has already been spent. Bids are coming in for the roofing.

The B building - fine. The pool heater has been repaired. Pickle ball, tennis and bocce courts are fine. Several trips are being planned by Shelley Miller. Information will appear on the Rec Boards website as well as our website.

A homeowner suggested hiring entertainers to perform around the pool. She will follow up on this.

All new Board members have to go for Certification. There will be a meeting Feb. 22<sup>nd</sup>.

The phone books for all Plats needs updating. Each Plat is asked to submit their latest list to be compiled and printed for insertion in our old books.

ALLIANCE - No report

BEAUTIFICATION - No report

## OLD BUSINESS

A discussion ensued about the alligator problems. Unfortunately threat and liability requirements require that they must be removed. Several ideas were brought up as to fencing. A tour of that section of fence will be done and the cost of putting one up investigated. Need to get in touch with the Preserve again to see if they can help. Several homeowners offered to follow up on this.

Swales was another important item discussed. We need to cut grass down and put dirt down to a new level and resod it. In the meantime we could dig trenches. Several other suggestions were made. A group of homeowners are forming a committee which will try to find a simple solution. Hector Rodriguez, Ed Hog, Ken Brown, and Jory Siegel volunteered. Ben D'Errico will chair that committee.

Scott Bradley stated the Board has a lot on its plate right now. We will address the 5 most needy and we will try to get things done. People should come to our meetings and get involved.

## NEW BUSINESS

The election ballots were counted and the results are in. Howard Appel is the new member of

the Plat 2 Board. He was not a permanent resident for many years but now it is full time. He stated he hopes to offer some solutions and ideas and that he has seen many improvements made over the years. Scott welcomed Mr. Appel.

When questioned, Judy Clemon explained the plans for funding the A building renovations. We have some money in the Rec Assn. budget. A bank loan will be taken. The HOA monies from all 5 plats will pay for everything else. Clubs, parties, and entertainment. Something will be taking place every month. There will not be an assessment for the A building.

With no further business to discuss Scott, made a motion to close the meeting, seconded by Bill Margillo.

The meeting closed at 8:05 P.M.

Respectfully submitted,  
Arleen Kessler  
Recording Secretary