

DELRAY VILLAS PLAT 2 BOARD MEETING
FEBRUARY 23, 2021

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 7:31 P.M. in the A Building. Members Present: George Kuhn, Scott Bradley, Ben D'Errico, Bill Margillo, Sharon McCloskey, Wendy Karger and Arleen Kessler.

The Brown family who were present have been new homeowners since December.

MINUTES

Arleen Kessler read the minutes of the January 26, 2021 meeting. A motion was made by Sharon McCloskey and seconded by Bill Margillo to approve the minutes with some corrections (reflectors need to be removed from lollipop poles, not the mailboxes, if a homeowner wants to have spraying done again.) The motion was approved.

TREASURER'S REPORT

Scott Bradley reported as of February 23, 2021 the BB&T checking account has \$100,082.92. Amtrust Bank: Pool Renovation Reserve has \$24,513.83. Lake Renovation Reserve has \$124,990.76. Drainage System Reserve has \$29,982.77. Total Reserves - \$179,487.36. Petty Cash has \$50. Total Cash Accounts - \$279,620.28. Capital Contributions Collected YTD \$2,152.00
Late for one quarter (1 homeowner) \$1,126. Late for two quarters (0 homeowner) \$1,126. Foreclosure or Lawyer Handling (4 homeowners) \$11,380.82. Total Delinquent Amount Maintenance Fee (4 homeowners) \$13,632.82. A motion to accept the Treasurer's Report was made by Wendy Karger, seconded by Bill Margillo, was approved unanimously.

POOL

Sharon McCloskey stated she is still waiting for the pool house roof to be cleaned. Jeff Miller will power wash the pool furniture when his power washer is repaired. The well pump motor was replaced and the old one is being repaired with new bearings so we will have a spare. As this motor runs 24 hours a day, the bearings need to be replaced every year. Water from the lake is pulled in to heat the heat pump units and debris gets trapped in the filter. The pool is still being heated and very inviting

LAKES

George Kuhn stated that repairs on Lake 2 will be completed in a little while. Improvements on Lake 1 will include: Ripping up grass and filling in a valve dip near the soph. He is all set to send our attorney the proposals for Lake 1 after they are approved by the Board and Lake 2 is completed. Everything else is fine.

LANDSCAPING

Bill Margillo reported that missing heads were missing or needed adjustment. A broken pipe was repaired and capped. A valve was repaired. There were 2 grass cuttings and one major hedge cutting this month.

ARCHITECTURAL - Linda Downs stated that the ARB had one meeting on February 8th. A new roof application wasn't established - it includes the signature of the roofmate agreeing to the color and type of shingle. It was added to the ARB tab on the website homeowners can access it there. There was a discussion on adding a color choice (Desert Tan) which would be a closer match to some of the browns in the 3 tab shingle. The Board will have to make this decision. 6 homes were not in compliance after the third inspection. Letters were sent out stating they have until 2/26 to comply before a letter is forwarded to the attorney. ARB approvals were changed to require two ARB members to sign off on them. Letters will be sent to the 3 hardship cases that we will continue to monitor and if help is needed on small issues we will seek out volunteers to assist them. The next inspections on every home will be done in April. An email was sent out alerting homeowners on what we will be looking for. 3 lollipop lights were out and owners were informed .

RECREATION - Arleen Kessler read her report on the Feb. 14th meeting. Purchasing defibrillators for the pool and clubhouse was discussed. It was decided that one be added to the tennis court area as well. The Board voted on this with the cost not to exceed \$4,500. Irrigation problems were handled by two homeowners and the Board approved their charges of \$2,005. Several homeowners asked that the pool temperature be reduced. Since the majority of people using the pool were satisfied and the weather is a factor in the heat of the pool, we will continue to rely on the thermometer that is there all the time. Judy Clemon gave her Treasurer's report which indicated that we are in good shape and the report was approved by the Board. After a discussion the Board approved opening the bathrooms at the pool/gym area without use of the fobs. 25 chairs and lounges were being brought out with the stipulation that users sanitize them before and after use. Some tables will be set up under the awning. If these items are not properly cared for, they will be removed again. The requests made to have the Covid vaccines administered in our Clubhouse have not been answered. The Board is still looking into having a CPR course here. At the request of members of the community, a meeting with our lawyers will be held to determine whether we can take a bank loan to fund repairs and renovation of the A Building. It is believed that the value of our homes will increase with this improvement. The plan includes no assessment to do this work. The by-laws and regulations may need to be rewritten to agree on this procedure. Having Zoom so all Plats can watch Board Meetings is being investigated by Alan Schwartz.

ALLIANCE

George stated we are well below the 80/20 problem we had. Technically we are in good shape. He stated that new homeowners are to be given fobs and rules and regulations at the closing, and asked to sign off on everything. Linda has been to every interview for the past six months.

BEAUTIFICATION

Basically the trees on the west side of Lake 2 have some kind of disease and die. We need someone to determine what the cause is. They may have to be planted in different locations. Perhaps flowering trees should be planted instead. Hopefully we will be adding plants around the common areas as well.

OLD BUSINESS

A motion was made by Arleen Kessler and seconded by Scott Bradley that we approve Desert Tan to be added to the color choice of shingles. The motion passed.

NEW BUSINESS

Sharon suggested that fertilizing be added to our Landscape contract and asked if we can research the cost? George spoke to Pro-Pest about this and he was very nice, however the problem is we don't have the money in our budget. Also the yards look beautiful but the lakes and ponds do not look so good. Lilly pads fly up and die and smell. When sprayed, fertilizer can go into the lake when it rains and change the chemical balance of the water. He would like a spray done every other month .

One person (nameless) has been in arrears for quite some time. Carmen tried to work out a plan for the homeowner. Each time she promises but does not follow through in any small way. Now the decision has to be made on how long do we allow this person and whether to send homeowner X's situation to the attorney for legal action. She has medical problems and has lost her husband and income is down. Her family is aware and does not offer to help. Scott Bradley made a Motion, seconded by Arleen Kessler, to send homeowner X situation to our lawyer to start making arrangements. The Motion was approved unanimously

A motion to close the meeting was made by Wendy Karger and seconded by Sharon McCloskey. The motion passed. The meeting closed at 8:20 PM.

Respectfully submitted
Arleen Kessler, Recording Secretary