

Delray Villas Plat 2 Board of Directors Meeting

February 27, 2024

President Scott Bradley called the meeting to order at 7:30 P.M. After the Pledge to the Flag, a moment of silence was observed for lost loved ones, and all those suffering around the world.

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

Minutes - Arleen Kessler read the minutes of the January 23, 2024 meeting. A motion to approve the minutes as read was made by Michael Goodman and seconded by Scott Bradley. Motion carried.

Treasurer's Report

Howard Appel presented the Report as of February 27, 2024. The Truist Checking account has \$95,019.94. The Amtrust Bank Lake Renovation Reserve has \$31,191.82. The Pool Renovation Reserve has \$32,030.10. The Drainage System Reserve has \$39,328.31. Total Reserves are \$102,550.23. Total Cash Accounts - \$197,570.17. Capital Contribution Collected YTD \$2,630. Late for one quarter (9 homeowners) \$6,615. Late for two quarters (1 homeowner) \$1,365. Lawyer handling collection (1 homeowner) \$4,193.47. Total Delinquent Amount (11 homeowners) \$12,173.47. More than usual have not paid which may be because of the increased HOA fees. A motion to accept the Treasurer's Report was made by Linda Downs and seconded by Ben D'Errico. Motion carried.

Pool - Ben D'Errico stated that the heater is not working. It's going on and off. It could be the pump, it may not have a good flow. We need to check the motor. Scott has called several companies. We have money in the Pool Reserve for this repair.

Lakes

Michael Goodman reported, as usual the Lakes have been cleaned of trash and weeded. The shoreline around Lake 1 was raised and sodded. There is erosion along the canal at the South side of the community. Linda Downs called the County to ask someone to come look at it. The erosion issue has not been resolved. She will make another call.

Landscaping

Because Bill Margillo was absent, Linda Downs spoke about the status of the sprinkler system. They dug up a section there. Water is flowing out with the rainstorms. She spoke with Ed Redder about preserving the pipeline. He put a camera there to look at it. There was a hole between two homes on Via Vesta where you can see the water pipes. The hole is not getting bigger. The storm drain has been there for 20 years. Water level in the lake is higher than the water going into the drain. Howard will contact several companies to see what they say. He will try to get an answer by the next meeting.

ARB

Linda Downs reported that the 2nd inspections are almost complete. Compliance is approximately 50%. Letters went out to those that had not completed the work requested. They now have 30 more days to comply. A letter went out to a homeowner who had a storage box in his driveway for over a month. He was notified that he would be fined in 15 days if it was not removed. The box was removed yesterday. Parking remains a problem. Please review the rules. If anyone would like to volunteer to do spot checks (in the late evenings or mornings), it would be appreciated. Please let her know.

Home improvements approved this month: 1 painted entire house. 1 owner interview. 8 Lollipop lights are out as of 2/22/24. 2 are in empty houses that are for sale. 1 is now on. 1 has called and said it shouldn't be his responsibility since he doesn't want the light. The community does, so they should be responsible. Letters sent to the remaining 4.

New Business

Scott began by thanking Judy and Ed Clemon for their hard work, and efforts for our community over the years and Judy for representing our Plat on the Rec Board. Scott also thanked Lisa Weingarten for her work on our website and the Grapevine.

Scott asked how the people felt about Hotwire. Lisa said everyone she contacted was pleased that they responded to calls and answered all questions. The installations have been good. The internet is faster.

Although the Grapevine can be read on the website, some people prefer to get the printed copies. Lisa stated many liked the articles in color. She assured the advertisers to present them on our website, social media, and in the Grapevine. After a discussion a motion was made by Howard Appel and seconded by Arleen Kessler to increase the May issue to 24 pages in order to include the phone book. Motion carried.

Howard Appel discussed the mailboxes being mowed down. He called the County to find out if they would do new road striping and was told they are not required to do it because there is not enough traffic. Michael Goodman agreed something needs to be done and we would have to contract someone for the job or do it ourselves. Further discussion was on the fact we are the only Plat requiring 30 mph. Other Plats have less. Via Vesta is the narrowest street in the area and has many curves which can cause a serious problem.

Reminder: The next Pool Party will be on March 10th from 1-4 p.m. Please come and meet your neighbors.

After a motion was made, President Bradley closed the meeting at 8:45 P.M.

Respectfully submitted,

Arleen Kessler, Recording Secretary