

**DELRAY VILLAS PLAT 2 BOARD MEETING**  
**JANUARY 26, 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, Bill Margillo, Sharon McCloskey, and Ben D'Errico. Absent: Wendy Karger and Arleen Kessler (excused).

There were no new homeowners present.

**MINUTES**

Scott Bradley read the minutes of the December 15, 2020 meeting. A motion to approve the minutes with some corrections was made by Sharon McCloskey and seconded by Bill Margillo. The minutes were approved.

**TREASURER'S REPORT**

Scott Bradley reported as of January 26, 2021 the BB&T checking account has \$95,035.05. Amtrust Bank: Pool Renovation Reserve has \$24,513.58. Lake Renovation Reserve has \$124,989.70. Drainage System Reserve has \$29,982.77. Total Reserves - \$179,486.05. Petty Cash has \$50. Total Cash Accounts - \$274,571.10 Capital Contributions Collected - None.

Late for one quarter (1 homeowner) \$563. Foreclosure or Lawyer Handling (3 homeowners) \$9,691.82. Total Delinquent Amount Maintenance Fee (4 homeowners) \$10,254.82. A motion to accept the Treasurer's Report was made by Sharon McCloskey and approved unanimously.

**POOL**

Sharon McCloskey stated the pool area was temporarily closed to repair problems with sand and gutters. With the help of Ben D'Errico and Steve Lutsk the issues were taken care of. She discussed the charges for cleaning the pool house roof - \$175 for the first time and \$50 every six months. The Board voted to approve this expenditure.

Otherwise, everything is fine.

**LANDSCAPING**

Bill Margillo reported that several homes had sprinklers that needed adjustment. PMA was called for a home that might need to purchase different sprinkler heads. Two people wanted to be put back on the spraying list. If a homeowner wants their grass sprayed for weeds, they must take the reflector off the lollipop light to inform the lawn keepers.

There were 2 grass cuttings and one weed trim this month.

**ARCHITECTURAL** - Linda Downs provided a report on work which was approved this month (4 house paints and 2 roofs). Steve Lutsk noted that several lollipop lights were out and either informed the owners or helped to fix them himself. He wants to remind

owners to check that their switches are on. Another issue is the need for power washing our sidewalks. It is difficult to tell a homeowner to clean/paint their driveway when it abuts a black sidewalk. Linda would like to have this done soon. She gave credit to the community for keeping the homes well maintained.

George Kuhn stated that he had a list of 3 homeowners who find it difficult to make the repairs that ARB recommends. This was due, in part, to the Covid Virus which has changed conditions for some people on a fixed income. After further discussion Scott Bradley made a Motion, seconded by Ben D'Errico, To be more lenient and grant these individuals more time than the 30-60-90 allows and have ARB keep an eye on things. The motion was approved by members present.

### LAKES

George Kuhn stated he was not going to permit the work started on Lake 1 until the problems on Lake 2 were resolved. He has walked around with Steve Lutsk and they agreed more work was necessary and when he called Lakes and Wetlands they were sure everything is fine when it is not. No proper care is given to the plants, and dead plants were floating up. New plants need to be put in. There has been a problem determining why palm trees at one side of the lake are continually dying. Something is different but we do not know why. We must find someone to get them removed and we will purchase new trees when the weather permits.

Ben D'Errico stated that the oxygen levels and chemicals were improving the condition of the lakes. This should help to avoid fish kills and the odors which are not pleasant for people living near the lakes

RECREATION - Judy Clemon asked Sharon to read her report. The pool had been closed due to algae. The gym machines were repaired. Cameras were installed at the tennis courts. Sprinklers were repaired. There were several requests made to have the Covid vaccines administered in our Clubhouse, but they have not answered. The Board is still looking into having a CPR course here. People were warned about using the tennis courts to toilet their dogs.

BEAUTIFICATION - Palm trees are needed around Lake 1 to replace the ones that rotted.

OLD BUSINESS - None

NEW BUSINESS - None

A motion to close the meeting was made by Scott Bradley and seconded by Sharon McCloskey. The motion passed.

The meeting closed at 8:15 PM.

Respectfully submitted  
Arleen Kessler, Recording Secretary

