

DELRAY VILLAS PLAT 2 BOARD MEETING
JANUARY 24, 2023

Prior to the regular meeting the Board members met and nominations for positions on the 2023 Board were determined. Scott Bradley - President, Ben D'Errico-Vice President and Pool Director, Howard Appel - Treasurer, Linda Downs - Corresponding Secretary, Arleen Kessler - Recording Secretary, William Margillo - Lawns and Landscaping, Michael Goodman - Lakes Director.

President Scott Bradley called the meeting to order at 7:30 PM.

After the Pledge of Allegiance to the Flag a moment of silence was observed for friends, family, community members, members of the Armed Forces, and all those suffering around the world.

Scott Bradley thanked Phyllis Manover, Harriet Lutsk, and Carmen Ojeda for their help with the voting in December. He also thanked Bonnie Petty, Carol Perfect and Ed Redder for applying and hopes they may become volunteers in various capacities.

Minutes

Arleen Kessler read the minutes of the December 20, 2022 meeting. A motion to accept the minutes as read was made by Linda Downs and seconded by Howard Appel. The motion passed.

Treasurer's Report

Howard Appel read the report as of January 24, 2023. The BB&T checking account has \$111,563.85. In the AMTRUST Bank the Pool Renovation Reserve has \$22,702.33. The Lake Renovation Reserve has \$24,638.73. The Drainage System Reserve has \$26,325.18. Total Reserves \$73,666.24. \$50 is in the Petty Cash Fund. Total Cash Accounts is \$185,280.09. Late for one quarter (3 homeowners) \$1,755.00. None late for 2 quarters and none in foreclosure. Total Delinquent Amount Maintenance Fee (3 homeowners) \$1,755.00. A motion to accept the Financial Report was made by Ben D'Errico and seconded by Michael Goodman. The motion passed.

Pool

Ben D'Errico will be taking over the maintenance of the pool. Sharon McCloskey will be there to help whenever necessary. There is a problem with circuit breakers, the filters and possibly a need to change the chemicals. All these issues will be addressed. The next Pool Party will be on March 19th. Volunteers are needed to set up and clean up. A new telephone box is needed and Ben will order it on Amazon.

Landscaping

William Margillo reported there was one overload. We don't know if it's the motor or controller. Palm Beach replaced the pipe linings. There were 4 repairs of broken heads, 2 grass cuttings and the bushes were trimmed. The sprinklers schedule was changed for a short while in order to test each zone. Scott thanked Bill, Ben and Howard for their help.

ARB

Linda Downs reported there was one meeting on January 20th. Carol Perfect has become an ARB member and was welcomed by the Board. The paint approval form has been redone. Approval by the roof-mate is no longer needed. New color palettes that would coordinate with each other were selected and they will be brought to the next meeting for approval. Projects approved this month: 2 plant new trees, 1 plant new shrubs and 1 installation of 2 windows. There was a discussion about the poor condition of our signs. Scott stated he would like to see new signs but meanwhile we can patch the old ones up.

Recreation

Arleen Kessler read the minutes of the Rec Board's January meeting. Many activities are being planned for this year. The After 6 Club also has plans for upcoming events. Howard Appel was thanked for bringing the Rec Newsletters each month. He has also been posting flyers for events at the pool. Howard is now an additional Plat 2 representative on the Rec Board.

Old Business

Linda Downs discussed a violation on a tree planting which will be sent to our lawyer. She noted if you don't have an approved application prior to starting with the contractor, the work will be stopped and the homeowner may be fined. Be sure you have the signed ARB approval before starting a project.

Bill Margillo stated a new metal door is needed. He said he will check the price.

New Business

Howard Appel brought up the parking situation that is out of control. Cars are on left on the swales all day long. There is a 2 wheel on/2 wheels off rule during the day but not at night. People are parking on the sidewalks which is another safety hazard. Because there are so many versions of what is proper, Michael Goodman suggested printing the rules and penalties in our next issue of the Grapevine and on our website.

Howard Appel discussed the need to get permission to remove trees in our common area. The trees have to be inspected by the county first or we will be fined. Then we must replace the tree.

This Saturday there will be a 10 AM meeting with the Rec Board Committee to working on the revised documents. We will look into what we feel was right or wrong and after making changes it will go to the Rec Board lawyer for final approval. The finished documents will be sent to all homes.

The meeting closed at 8:25 PM.

Respectfully submitted ,
Arleen Kessler, Recording Secretary