

DELRAY VILLAS PLAT 2 BOARD MEETING

January 25, 2022

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.

Scott Bradley opened the meeting at 7:35 P.M. Members Present: Scott Bradley, Wendy Karger, Sharon McCloskey, and Arleen Kessler. Absent: Ben D'Errico and Bill Margillo (excused).

New homeowners were welcomed.

MINUTES

Arleen Kessler read the minutes of the December 28, 2021 Annual Meeting. A motion to approve the minutes as read was made by Wendy Karger and seconded by Scott Bradley. The minutes were approved.

TREASURER'S REPORT

Scott Bradley reported as of January 25, 2022 the BB&T checking account has \$103,504.68. AmTrust Bank: Pool Renovation Reserve has \$16,700.40. Lake Renovation Reserve has \$16,636.72. Drainage System Reserve has \$36,986.24. Total Reserves - \$70,323.36. Petty Cash has \$50. Total Cash Accounts - \$173,878.04. Capital Contributions Collected YTD 0. Late for one quarter (0 homeowners). Late for two quarters (2 homeowners) \$2,296. Foreclosure or Lawyer Handling (1 homeowner) \$5,089. Total Delinquent Amount Maintenance Fee (3 homeowners) \$7,385.00. A motion to accept the Treasurer's Report was made by Arleen Kessler, seconded by Wendy Karger, and passed unanimously.

POOL

Sharon McCloskey stated that inspection passed on the new fencing at the pool. A pool party is being planned for February 13 with many surprises and our favorite D.J. A new flyer will be distributed listing some of the fun things we will be doing. Hoping this will arouse more interest from homeowners. Heaters are on but with the extremely cold temperatures at night and day and the wind, the water is not feeling as warm. Some cleaning up and mulching to be done in the next month, as well as power washing certain areas. Looking for volunteers with a strong back to help. Ed Hogg offered his help.

LAKES - no report

LANDSCAPING - no report

ARCHITECTURAL

Linda Downs reported that no ARB meetings were held this month. Third and final inspections, prior to sending to the lawyer were done today. There were 8 homes that still had not satisfied the violation request. Letters have been addressed and will go out

tomorrow. 3 lollipop light were out. Approved projects this month - painting 3, roofs 2. Denied request 1 for new mailbox pending the board decision of type and color, as requested by ARB at November meeting. She thanked Elizabeth, Theodora, and Steve Lutsk for being available to help this committee. As a result our community is looking better and better.

ALLIANCE - no report

BEAUTIFICATION - no report

RECREATION ASSOCIATION

Arleen Kessler stated that the Recreation Board met January 19, 2022. Shelly Miller read the minutes of the December meeting. A letter from Plat 3 was read stating that Joann Albertson was elected to continue to serve as representative on the Rec Board for 3 years. At this time, Joann was nominated as President, Tony Costa as Vice President, and Shelly Miller as Secretary. With no further nominations these offices were voted on and approved.

Reports on the B and C building were all fine. The Jacuzzi was repaired. A new TV was ordered for the Gym. Landscaping all fine. Tennis courts got new wind screens. Basketball hoop needs to be replaced. Entertainment: Shelly Miller presented trips and tours coming up. Kathe Helbig reported that items were taken from the Crafts Room. She was advised to lock things in the cabinets. The meeting adjourned at 7:35 P.M.

PRESENTATION

Mike Montermurno introduced members of the Brown Design Team who gave a presentation on the plans for the A building. Questions and answers followed about the materials, windows, and outside changes, etc. The procedures for paying for this work were explained. Joann thanked the staff for their presentation. Once again, she stated that there will be no assessment for the work on the A building. It is anticipated that the property values of our homes will increase due to these upgrades.

OLD BUSINESS - none

NEW BUSINESS

There was a lengthy discussion on the matter of protection from alligators. Some homeowners stated they were unable to enjoy their property due to the potential danger of alligators. Although other homeowners were of the opinion that we should not have them taken out of our lakes because they would be destroyed and it was going against nature. The Board was asked to call Animal Control to come when necessary. The fact that we live near the Nature Preserve does not mean we need to have those inhabitants roaming on our grounds. We were worried that this can be a serious liability issue, in case someone was attacked, it was decided to speak to our attorney and to our insurance company as to our responsibility. Warning signs and fences may not be enough. The alligators can move 20 miles an hour. We definitely need a "plan of action". A motion

was made by Arleen Kessler to call our insurance company and lawyers for their advice, seconded by Sharon McCloskey. Scott suggested forming a committee of residents to investigate further.

Another serious matter is the poor drainage and flooding on our swales and driveways. When our Vice President looked into this matter the County said it was caused by our sprinklers. The real problem is we don't have enough drains. Scott stated he will reach out to Ben to see what progress has been made. Wendy said she wrote a letter but they never answered. We will try to have some answers at our next meeting.

Motion to close the meeting at 9:00 P.M. was approved.

Respectfully submitted,
Arleen Kessler
Recording Secretary