

**DELRAY VILLAS PLAT 2 BOARD OF DIRECTORS MEETING
JANUARY 23,2024**

President Scott Bradley called the meeting to order at 7:32pm. After the Pledge of Allegiance a moment of silence was observed for all those who are ill and to remember those we are missing over the holiday season.

Members Present: Scott Bradley, Ben D'Ericco, Howard Appel, William Margillo, and Linda Downs. **Absent:** Michael Goodman and Arlene Kessler (excused)

Minutes:

Linda Downs read the minutes from the annual board meeting December 19,2023. A motion to approve the minutes was made by Bill Margillo and seconded by Howard Appel. The motion carried.

Treasurer's Report:

Howard Appel reported that as of January 23,2024 the Truist Checking account has \$118,993.85. In the Am Trust Bank account : Lake Reserve has \$32,641.54. Pool Renovation account has \$28,704.86. Drainage Reserve has \$39,328.31 Total Reserves \$100,674.71. Petty cash fund was returned to the general budget since it hasn't changed in a few years. Total cash accounts: \$219,668.56. Capitol Contribution collected YTD-\$1210.00 Late for 1 quarter- 2 homeowners, Late for 2 quarters -0 homeowners, Lawyer handling collection -1 homeowner-\$1890.00 Total delinquent fees: \$3150.00. Motion to accept the Treasurers report made by Bill Margillo and seconded by Ben D'Ericco. Motion passed

Pool:

Ben D'Errico reported that he called the maintenance company about the pool motor being very loud.They will be checking it. It probably is a bearing. Otherwise all is good. The temperature is warm.

Lakes:

Linda Downs read a report that Michael Goodman sent in. Once again this past month the Solitude Lake Management team cleaned out trash and reeds and controlled the algae in our lakes. The lakes are in good shape.

The contract to add fill and sod to the sunken area, approximately a total of 100 feet along the fence line behind 13188 Via Vesta, requires a signature on the final proposal and the work will be scheduled.

I am awaiting a proposal to take care of the large hole along the canal between 13479B and 13469A Via Vesta. This issue is caused by erosion and is NOT solved with a simple fill. It will need approximately 20 feet of the SOX erosion system installed, the system was used around lake one. It is important to note that ongoing erosion is clearly visible as a sunken path from each homes downspout into the canal where the sand is gathering. It is suggested that we increase the non-mowed area along the lake at least 5 feet towards the homes. The mower weight is exacerbating the erosion problem.

Landscaping:

Bill Margillo reported that the system is up and running again. He changed 3 heads and 1 more needs to be changed. There is a large hole between the home of Ed Redder's at 13356B Via Vesta and Miriam Janson's home at 13368A Via Vesta. PMA is coming tomorrow to check.

There is a leak by the jockey pump it is being looked into.

3 grass cuttings and 1 trimming were done.

ARB Report:

1 ARB meeting to revise the forms that are sent out to make the dates of each letter more understandable. The cover letter, fine letter and the violation form were revised. Inspections of homes were started last week and we expect to be finished the end of next week. Carol Perfect and Gail Brown were thanked for their hard work. 2 roofs were approved. lollipops were not checked but Howard replaced a base on 1 that had been out. Interviews done: 2-owners and 2 renters. Parking violations 2 were sent out. If anyone knows who owns the car (purple) on Via Minerva that is parking on the street overnight on the side of 13094 Via Minerva, please let me know so they can be contacted .

Old Business:

Hotwire update: 62 homeowners have not contacted them for the consultation prior to installation. Scott thanked Linda for making and distributing information to the 62. Installations will begin February 2nd questions from homeowners present were answered by Scott, Howard and Linda.

New Business:

1. Lisa Weingarten presented the research she did on chairs for the pool. Scott said this has to be delayed until it is determined where the funds will come for that.
2. Lynne Amsterdam brought up that the mailboxes in the community are detracting from the appearance of our community. She suggested "banks" of mailboxes at areas in the development. a discussion ensued. It was also suggested that the HOA replace all the mailboxes -with a single pole for the attached homes. this would make more room on the swales. Scott said that would require an assessment. Ben had looked into this in the past, it was determined that we will revisit the issue. It definitely would make the curb appeal much improved.
3. Brigida Cabrera brought up that there is still a large drainage problem in many of the driveways that had not been "fixed" as the ones on the area of Via Vesta between Via Vulcanus and Via Silvanus. There was a lengthy discussion about this and it was decided that the drainage will be readdressed.

With no further business to discuss, a motion was made by Bill Margillo and seconded by Linda Downs. and motion passed , meeting was adjourned at 8:35 pm by President Scott Bradley

Respectfully submitted by
Linda Downs, Corresponding Secretary