

DELRAY VILLAS PLAT 2 BOARD MEETING
JULY 26, 2022

President Scott Bradley called the meeting to order at 7:30 PM. After the Pledge to the Flag, a moment of silence was observed for departed members, family, and members of the armed forces,

Members present: Scott Bradley, Ben D'Errico, Howard Appel, Bill Margillo, Sharon McCloskey, and Arleen Kessler. Absent: Wendy Karger (excused).

No new homeowners were present.

Arleen Kessler read the minutes of the June 28th meeting. Corrections: The money discussed for the pool was for coping, and the last meeting closed at 9:15 PM. A motion to accept the minutes with corrections was made by Ben D'Errico and seconded by Sharon McCloskey. The motion passed.

TREASURER'S REPORT

Howard Appel read the report as of July 26, 2022. He stated that everything is in line. Extra costs were sprinkler system pump and motor and work on swales. A motion to accept the Treasurer's Report was made by Bill Margillo and seconded by Arleen Kessler. The motion passed..

POOL

Sharon McCloskey reported that the 4th of July party was a the best one ever. Over 67 people attended. There is an issue with cracked tiles on the right hand side above gutters between 3-6 ft. She and Steve will meet with Tom Sr.,one of the owners of Atlantic. It was agreed to delay this work until about Sept. We will be looking into aluminum grill to mount on top of gate to pool in the front of building or getting a larger piece of plexiglass to mount on both gates for added security. Howard Appel felt keying both sides would not be workable. If someone unfamiliar wants to get into the pool we should question them. Unsavory characters have been going around.

LAKES

Everything is up to date. The company is not doing enough when it comes to taking the trash away. Scott will bring this up to them.

LANDSCAPING

Bill Margillo reported that pumps are up and running. Everything is being done to fix missing heads and clean heads that are unable to pop up. A sprinkler is ordered for one homeowner. We had 2 grass cuttings and one trimming of bushes. They owe us one more cutting for July. He brought up the issue of space between 2 hedges. Cutting should not be done and the 2 sets of hedges should be able to grow into one. He informed PMA about this change. Also, there would be less noise, provide privacy, and avoid trespassers. Another opening has a transformer there.

ARCHITECTUAL

Linda Downs reported that they will be doing the final inspections on Friday, so if anyone has a violation still outstanding, please work on it or call to speak with one of the ARB members about it. We are aware that decorative shutters are back ordered at Home Depot and will not be installed by this inspection. Many thanks to Scott and Susan Bradley for the landscaping work they did for an elderly neighbor. It certainly sets a great example of community and how much we can accomplish together. Only one lollipop is out as of today. Thanks go out to Steve Lutsk for diligently checking and changing bulbs when needed. Approved projects: Roofs - 2 adjoined villas. Planting of trees and shrubs-2.

RECREATION MEETING

Arleen Kessler reported on the July 29th meeting. There has been a problem with the By-Laws. Bill Yesowitch will meet with their lawyer to make sure everything is legal and correct. Letters for approval that were already received will be destroyed. Copies of the Financial Report from Judy Clemon were available. Everything is on target. The permits for the A Building were received so work can continue.

The Rec Newsletter will be revamped and will contain information valuable to all residents of the Delray Villas community. Shows, trips, and events taking place in every Plat should be shared for everyone to see. Please send the information to Shelley Miller. Howard Appeal stated that copies of the new Rec Newsletter will be printed for every house in Plat 2. We will need volunteers to distribute them. A few copies will be kept in the Pool house. Our Grapevine is only issued quarterly.

We have been informed that the November 8th voting will take place in the Viking Room in the B bldg.

Joann Albertson stated that we may need someone to work with the Treasurer. Judy Clemon's records will be stored in a temporary new room for her at the Rec. Center. The Board voted to build the room at a cost of no more than \$2,000.

Ritter has been working for the community for 25 years. We would like to have some kind of celebration for him.

A Labor Day Party will be held at the pool from 1-5 on Monday, Sept, 5th. A DJ will be there. Bring your own food and drinks.

ALLIANCE - no report

BEAUTIFICATION

Scott spoke about plans for flowering trees planted behind Lake 2 where many palms have died. He would like new trees to grow with different flowers blooming each month. He will get more information for the next meeting.

OLD BUSINESS

Deputy Martinez who was here to address problems on Via Minerva informed Scott that police were there many times but he has not heard anything this month. Our lawyer has sent them a letter. Maybe things will stay under control. There has been an unmarked white truck. The men ask to do yard work and while distracting the homeowner someone

steals the jewelry. Some people were soliciting at 8:30 PM. They were looking to see if people were not at home. If you see or hear anything unusual do not hesitate to call the Police and the Board.

NEW BUSINESS

Many homeowners present were dissatisfied with the decisions being made by the Rec Board without input from all Plats. Expenses of \$25,000 should come up for our vote. Carmen Ojeda suggested that our Board send a letter to the Rec Board stating we want to be informed of the changes as they are made. Howard Appel stated it would be a very long process if for every expense it would have to come to us for a vote. Although we have 2 representatives on the Board, in order to be kept informed of each step it would be valuable if our Plat 2 homeowners attended the Rec Board meetings. At that time questions and answers can be brought up.

Howard Appel said mistakes were made in redoing the By-Laws. A new letter with the new revisions will be posted on the website.

Understanding the concerns of our homeowners, Scott will ask our attorney to look at the current docs and bylaws and get his opinion. We need more transparency and there is none right now.

A motion to close the meeting was made by Ben D'Errico and seconded by Sharon McCloskey. The meeting closed at 8:55 PM.

Respectfully submitted,
Arleen Kessler
Recording Secretary