

DELRAY VILLAS PLAT 2 BOARD MEETING
July 27, 2021

President George Kuhn called the meeting to order at 7:33 P.M. After the Pledge of Allegiance a moment of silence was observed for the departed members, families, and servicemen.

Board members in attendance were George Kuhn, Wendy Karger, Sharon McCloskey, Bill Margillo, Ben D'Errico and Arleen Kessler. Absent: Scott Bradley (excused).

No new homeowners were present.

George Kuhn handed all Board Members a proposal from Lakes & Wetlands.

Minutes of the June meeting were read by Wendy Karger. George clarified the fact that our own workers are not the ones throwing trash along El Claire Ranch Rd. Many times trucks passing by just toss out their garbage. Motion to accept the minutes with one correction was made by Arleen Kessler and seconded by Sharon McCloskey. The motion passed.

TREASURER'S REPORT

Sharon McCloskey read the Treasurer's Report as of July 27, 2021. The BB&T checking account has \$55,608.58. In Amrust Bank the Pool Renovation Reserve was \$19,588.87. The Lake Renovation Reserve was \$133,245.99. The Drainage System Reserve was \$37,484.34. The Total Reserves \$.190,319.20. \$50 was in the Petty Cash Fund. Total cash accounts \$245,977.78. Capital Contributions Collected YTD \$5,380. Late for one quarter (1 homeowner) \$563. Late for two quarters (0). Foreclosure or lawyer handling (3 homeowners) \$12,602.59. Total Delinquent Amount Maintenance fee (4 homeowners) \$13,165.59. Ben D'Errico made a motion to approve the Treasurer's Report, seconded by Wendy Karger. The motion passed.

COMMITTEE REPORTS

POOL

Sharon McCloskey reported that we are still waiting for permits for the fencing around the pool. Apparently county priority is given to roofs because of hurricanes. Hope to begin by the end of August.

--- hooked back in the system. Pavers and paths need power washing and she is getting a cleaner to apply. George inquired about the condition of the pool. Wendy stated pieces are jiggered and rusty, shut the pool down???

LAKES

George spoke about the plantings on Lake 2. Lake 2 is different in the fact you can walk into the lake. It drops off quickly, Plants cannot grow in that area,. ProPest is spraying the edges and it can be going into the water. Bullrush which l is taller can grow in deeper water and stay. The water quality remains the same. No fish kill problems so far.

LANDSCAPING

Bill Margillo reported receiving 4 calls on sprinkler heads missing caps which he reported to PMA who repaired all. System is down - Tom and Ben went around. Tom said we are watering too much. It needs to be dried up. Brown spots are due to all the rain. They were supposed to cut the bushes this month but they haven't done it. The Royal tree needs to be trimmed as well.

ARB

Wants everyone to know that thank you letters were sent to many homeowners for taking care of their problems. The inspections will take place again in October.

BEAUTIFICATION

At both entrances wilted and dead plants were removed and weeding was taken care of as well.

RECREATION BOARD

Arleen Kessler reported on the June Rec Board meeting. There was a lengthy discussion on the mold problem in the A Building. Judy Clemon stated she has not entered that building but as far as she knows, the Board is considering proposals from several companies to do the repairs. She has not seen the report from the lab. Some molds you just spray but others require everything ripped out. A private adjuster was hired to take care of the insurance.

ALLIANCE

There was no report from Reynolds Pratt.

OLD BUSINESS

People have been parking at the pool's lot and entering our property in order to fish in the lakes. Sharon suggested placing PRIVATE PROPERTY - NO TRESPASSING signs. There is also a danger since it is not their property and they could fall in the lakes. George will check with the county about how high we may place signs. However, some people who face the lakes don't want to look at signs.

NEW BUSINESS

George discussed the contract for Lake 1. The total price is \$123,400 to be broken down in different ways. \$65 per foot. Prepping the area. Sometimes the dirt is not suitable to put in plants. Work includes irregular pipe extensions and checking valves. A Motion to approve the contract for Lakes & Wetlands was made by Ben D'Errico and seconded by Wendy Karger. Because we waited so long the work will not start for at least a month. The Board voted unanimously to accept the proposal.

There is a box sticking up because it has no cover. Judy Clemon claims they never repaired it. PMA and Bill were told. George asked Bill to talk to Tom about this.

With no further business to discuss, the meeting closed at 8:30 P.M.

Respectfully submitted,

Arleen Kessler
Recording Secretary