

DELRAY VILLAS PLAT 2 BOARD MEETING
JULY 28, 2020

President George Kuhn opened the poolside meeting at 7:30 P.M. After a Pledge of Allegiance to the Flag, a moment of silence was observed for members passed, family, and the military.

Members Present: George Kuhn, Scott Bradley, Wendy Karger, Bill Margillo, Sharon McCloskey, Arleen Kessler

Minutes of the June 24th meeting were read. Sharon McCloskey asked for 2 corrections: The room at the pool needs to be kept open for people to pick up applications, for new homeowner interviews, and for the Landscaping staff. Also the weed whacking stated in the last Landscaping report was not done along the pool.

A motion to accept the minutes with these corrections was made by Scott Bradley, seconded by Bill Margillo. Motion passed.

Two new homeowners were present. Lydia Harris and Ben D'Errico

TREASURER'S REPORT

As of July 28, 2020, BB&T checking account has \$82,286.95. Amtrust Pool Renovation Reserve has \$46,949.95. Lake Renovation Reserve has \$112,483.92. Drainage System Reserve has \$24,981.67. Total Reserves - \$184,415.54. Petty Cash has \$50. Total Cash Accounts - \$266,752.49. Capital Contributions Collected - \$6,456.00. Late for one quarter (2 homeowners) \$1,126.00. Foreclosure or Lawyer Handling (2 homeowners) \$2,676.00. Total Delinquent Amount Maintenance Fee (4 homeowners) \$3,802.00.

A motion to accept the Treasurer's Report was made by Arleen Kessler and seconded by Wendy Karger. Motion passed.

COMMITTEE REPORTS

POOL

Sharon McCloskey reported that we are waiting for the permits so that we can start the work on our pool. Hopefully they will be issued in a week or two.

LAKES

George Kuhn stated that a few things happened at both lakes due to the heavy rain. The ground and sod underneath eroded into the lake. They checked out the area behind Scott's house and found nothing wrong with the sod or anything else at that time. They did plant more plants in various areas along Lake 2. There is nothing different at both lakes. When we have more money, we can finish work on Lake 1.

LANDSCAPING

Bill Margillo reported he had 2 calls for missing sprinkler heads which PMA has replaced. He had a call that there was no water and found that there was a broken 4" pipe. The system is down and PMA said it will be up and running by the end of the week. The golf cart did not run. It was found that the batteries will die if the plug is not

pulled out after they are charged. If you know you will be using the cart plug it in the night before, if possible. We had one weed and trim and 2 grass cuttings plus one more tomorrow.

ARCHITECTURAL

Linda Downs presented the ARB report of the inspections and repairs approved for the month of July.

BEAUTIFICATION

Pat Kuhn stated everything was going well.

ALLIANCE

There was no report.

RECREATION

Arleen Kessler reported on the Rec Board Meeting which was held on June 30th. People have been following the pool regulations properly. Another sign will be posted to emphasize that "Masks must be worn when coming out of the pool." The Rec Board also determined that visitors or children alone may not come to the pool. A new air conditioner had to be purchased at a cost of \$24,750 which was taken from the reserve. The old one was leaking free-on. Judy Clemon received compliments on the value of the fobs which are a good way for detecting problems. The Board determined that no July 4th pool parties will be allowed.

OLD BUSINESS - none

NEW BUSINESS

George Kuhn introduced Ben D'Errico, a new homeowner who volunteered and was interviewed to temporarily act as Vice President of the Board until the end of this year. Both George and Scott have spoken with him and were satisfied with his ability. He will have to run for the position again at our December 2020 meeting. A motion was made to have Mr. D'Errico join our group. The motion was unanimously approved. Welcome, Ben!

Steve Lutsk stated that the Shrub and Plant regulations have not been approved. This included the increased height of plants, planting of fruit trees, removal of debris, etc. Since members did not have the regs at this meeting, George stated that we cannot vote on them at this time. There were no objections about waiting. Everyone was reminded that they can read the regs on our website.

Sharon McCloskey made a motion, seconded by Scott Bradley, that the modifications to the rules and regulations as discussed should be done as soon as possible. If something does not work out, we might have to make changes later.

ARB

There was an extensive discussion regarding the make-up of the ARB. Scott Bradley stated that the ARB is a separate entity, and suggested that any issues be

worked out among the committee members themselves. Steve Lutsk added that the ARB may include one member of this Board, but it may not consist of all Board members.

George stated that he does not want to be the one to issue a complaint about a violation that he sees. This is the responsibility of the ARB.

We are not asking people to change their mailboxes at this time. They may be asked to clean or paint them. When they want to replace the mailbox, they should ask the ARB to determine which ones are appropriate.

A motion to close the meeting was made by Scott Bradley and seconded by Sharon McCloskey. Meeting closed at 8:45 PM.

Respectfully submitted,
Arleen Kessler
Recording Secretary