

**DELRAY VILLAS PLAT 2 BOARD MEETING**  
**JUNE 22, 2021**

President George Kuhn opened the meeting at 7:31 P.M. Members Present: George Kuhn, Scott Bradley, Bill Margillo, Sharon McCloskey, and Arleen Kessler. Absent: Wendy Karger and Ben D'Errico (excused).

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.

**MINUTES**

Arleen Kessler read the minutes of the May 25, 2021 meeting. Sharon noted a correction Wooster Well Drilling will work with Symbiont. Sharon McCloskey made a motion to accept the minutes with the correction, seconded by Scott Bradley. The motion passed.

**TREASURER'S REPORT**

Scott Bradley reported as of June 22, 2021 the BB&T checking account has \$49,924.55. Am Trust Bank: Pool Renovation Reserve has \$23,798.67. Lake Renovation Reserve has \$130,244.93. Drainage System Reserve has \$34,983.53. Total Reserves - \$189,027.13. Petty Cash fund \$50. Total Cash Accounts - \$239,001.68. Capital Contributions Collected YTD \$5,380. Late for one quarter (2homeowners) \$1,126. Late for two quarters 0. Foreclosure or Lawyer Handling (3 homeowners) \$10,472.97. Total Delinquent Amount Maintenance Fee (5 homeowners) \$11,598.97. A motion to accept the Treasurer's Report made by Bill Margillo and seconded by Sharon McCloskey, was unanimously approved.

**POOL**

Sharon McCloskey stated we are still waiting for the permits to begin the fencing around the pool area. Originally 6-8 weeks, it's been 4. The heater is turned off. We can't use the well. No complaints other than the bugs. Karl didn't clean out the bugs in the filter. We need to dig a new well - the old one has crumbled. We might have to pay an extra \$30 a foot to dredge out stuff.

**LAKES**

George Kuhn had distributed the lakes proposal. We will discuss and vote on it at our next meeting. It has to be done. Everything else is the same. The plants are not being put in correctly, and they are not growing properly. George and a representative from Lakes Management have to meet to discuss why we have this problem. They must finish Lake 2 or we can get another company. Scott Bradley volunteered to check on this. He is available Wednesdays and Thursdays. George also stated that trash has blown in as well.

**LANDSCAPING**

Bill Margillo stated that he and Ed Ridder checked  $\frac{3}{4}$  of the community and found 21 different things. No heads, dirty heads, and lots of dry areas were taken care of by PMA.

One homeowner complained that her flowers were weed whacked. PMA was informed. 2 lawn cuttings and 1 hedge cutting done. George stated that the cut hedges are not level. Another lawn cutting will be done on the 28<sup>th</sup>.

### ARB

Elizabeth Rhyne, ARB member, stated our community is looking beautiful, thanks to everyone's cooperation. Nine thank you letters were sent out to those who complied. Some owners are washing the roofs with no pressure; power washing can potentially harm the shingles (Zero Pressure: 561-412-8486.) Approved in June: 3 new roofs, 1 driveway expansion, 1 house paint, 1 window installation, 1 bush replacement, 1 opening of additional door from home to patio.

### RECREATION

Arleen Kessler reported on the Rec Board June 16<sup>th</sup> meeting. Because the fire alarm has been going off in the middle of the night for no reason, Devon, who has been installing cameras and network systems, suggested a new company called Dinofire which will provide better TV, telephone and fire alarm service for \$3,000. The new system will be about 1/3 of the present cost per year. July 4<sup>th</sup> will be a Pool Party - everyone welcome. July 23<sup>rd</sup> the Friday Night Dance parties will begin. Nov.3 - the first After 6 Club meeting - new members can join. Nov.13<sup>th</sup> - a Welcome Back Night for After 6 members only. A Halloween Party for all is also being planned.

Judy Clemon reported, for the most part, we are in good shape. Cost of pool area and sidewalk repairs will be coming out of June's reserves. The annual insurance bill is due in August. Nothing has begun, although a construction bank loan is approvable to bring the A Bldg. up to code. Tony Costa and Joann Albertson will be in charge of the repairs and Mike Montemurno will act as an advisor. There will be no charge to the community for this work. The carpet in the Billiards room was cleaned for \$895. The three tables need to be recovered. A motion to recover the tables, not to exceed \$3,000, was approved. Lynda Marmor (Lost & Found) asked that she be informed when the items are found.

ALLIANCE - Reynolds Pratt reported to George that we are still well within our 80/20 rule. George wants to know when houses are being bought and sold in our Plat.

### BEAUTIFICATION -

Bill took care of the trash on El Clair Rd. when Pat was away. George believes the trash is thrown by the workers. Sharon noted that some workers sit in the shade and throw away their bottles and trash in the proper receptacles.

With no additional OLD BUSINESS and no further NEW BUSINESS, A motion to close the meeting was made by Scott Bradley and seconded by Arleen Kessler. The meeting closed at 8:12 P.M.

Respectfully submitted  
Arleen Kessler, Recording Secretary

