

DELRAY VILLAS PLAT 2 BOARD MEETING  
JUNE 28, 2022

After the Pledge of Allegiance to the flag, a moment of silence was observed for departed members, family, and members of the armed forces.

Special wishes go to George Kuhn, our former Board President, who has been ill.

Members in attendance: Scott Bradley, Ben D'Errico, Howard Appel, Bill Margillo, Wendy Karger, Sharon McCloskey and Arleen Kessler.

President Scott Bradley opened the meeting at 7:30 PM. He introduced Deputy Martinez who spoke about telephone scams and car thefts that have been taking place. He cautioned everyone about locking their cars and not leaving important items visible. He also warned ladies about leaving their purses in the car when filling tanks at gas stations.

A group of homeowners who live on Via Minerva were present and spoke about problems they were having with difficult neighbors. Deputy Martinez said the police department was aware of this family's behavior since they have received many calls about the incidents and have been to this house after each complaint. The best advice he offered was for the residents to keep complete records and videos which include time, date, and type of incident in order to present this information to a lawyer and/or a judge, if it becomes necessary. Scott stated he has spoken to our attorney and a letter has been sent to the Weinbergers. He thanked Deputy Martinez for taking the time to attend our meeting, and assured the homeowners that we will continue to move forward with this.

Arleen Kessler read the minutes of the May 24, 2022 meeting. A correction was made about the stamped concrete being considered for our driveways. A motion to accept the corrected minutes was made by Bill Margillo and seconded by Wendy Karger. The motion passed.

TREASURER'S REPORT

Howard Appel read the report as of June 28, 2022. With everything in line, a motion to accept the Treasurer's Report was made by Sharon McCloskey and seconded by Wendy Karger. The motion passed.

POOL

Sharon McCloskey reported that the pool was closed because the black algae was not completely gone. An email was sent out. The July 4<sup>th</sup> Pool Party will take place on Sunday, July 3<sup>rd</sup>. Slappy has agreed to play. Sharon has an estimate of \$4,200 from Patio Pool and Driveway. Sun Deck's estimate was \$5,700. Howard Appel will read the contracts and bids and this item will be brought up at our next meeting. Since it will take about 5 days, Sharon suggested the work take place in September.

### LAKES

Everything good. Nothing about alligators in Lake 1.

### LANDSCAPING

Pump is running as of last week. Repairs on a few sprinkler heads need to be done. Ben stated we had a broken pipe so some sprinklers are down. Also the ground has to dry out.

### ARB

Linda Downs reported that the May inspections had the least violations compared to previous ones. Letters went out to the delinquent homeowners stating they had 30 days to comply. The letters are not punitive, merely a request to fix something. Approved home improvements: 2 roofs, 1 paint Driveway, 1 front screen entry with a new screen door, 2 hurricane windows, 2 planting of trees (Christmas Palms) in front of home, 1 planting of trees (Christmas Palms) on side of home. Interviews: 1 new homeowner and 1 rental. Colors for stamped concrete are available. Suggestion made to stay with tan or light grey colors.

### BEAUTIFICATION

Palm trees near Lake 2 died. Scott would like flowering trees and some blue and yellow flowers. He will meet with the landscaper to get a price and then present to the Board.

### REC BOARD

Arleen reported the bank locked in the interest on the loan. Progress is continuing on the A building. Windows and doors will be installed. Pool will be open from 6 to 9 PM. The phone book is cancelled due to so many changes each month. July 4<sup>th</sup> party at the pool. Everyone welcome. Bring you own chair - food and drinks. A DJ will entertain.

### THANK YOU TO:

Elliot King for getting new signs for both entrances. Susan Bradley for the

“No solicitation” signs. Bill, Howard, Ben, Steve and Ed repaired sprinklers. Howard and Steve saved us a ton of money. Sharon for her continuous work at the pool, and due to her efforts, Linda keeps this place clean.

ALLIANCE - No report

SWALES: We are going to begin work where we left off going south to Via Sylvanus and eventually we will be going forward with one section at a time. Monies are earmarked for this. The County is no longer responsible for the swales.

### NEW BUSINESS

Catherine Patti asked the Board to allow the Saturday morning Zuba Class to use our Pool which has better shading than the one at the Rec Board.

There was a discussion which included many problems that may occur so at this time the request was declined. It may be brought up to the Rec. Board.

Ideas on weed whacking the fence line were discussed. Howard Appel suggested putting more soil along there to seal the fence. Bill Margillo weed whackers would be damaged so you have to do it yourself. Ben will look at it and see what is involved.

Exposed cable against the fence line. In 3-4 weeks someone will come out and hook up a new line. Scott discussed this with Comcast. Howard stated our contract with Comcast ends in March 2024. We can't force them out if we want to get another company. Our lawyer is sending Comcast a letter this week. It could be a long and arduous process.

With no further business to discuss, Sharon made a motion to close the meeting, seconded by Wendy Karger. The meeting closed at 9:15 PM.

Respectfully submitted,  
Arleen Kessler  
Recording Secretary