

DELRAY VILLAS PLAT 2 BOARD MEETING
JUNE 24, 2020

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. We hope for its ending before more people die.

President George Kuhn opened the meeting at 7:33 P.M. at Poolside. Members Present: George Kuhn, Scott Bradley, Wendy Karger, Bill Margillo, Sharon McCloskey, and Arleen Kessler.

NEW HOMEOWNER: Leslie Fernandez was present and was welcomed by the Board.

MINUTES

Arleen Kessler read the minutes of the May 14th special meeting. Sharon McCloskey noted a correction to change “the 4/5 pool” to read the “Rec Pool.” A motion to approve the minutes, with the correction was made by Sharon McCloskey and seconded by Scott Bradley. The minutes were approved.

TREASURER’S REPORT

Scott Bradley reported as of May 26, 2020, due to the fact that he had difficulty printing the latest report. BB&T checking account has \$68,032.22. Amtrust Bank: Pool Renovation Reserve has \$41,371.65. Lake Renovation Reserve has \$109,982.00. Drainage System Reserve has \$22,481.11. Total Reserves - \$173,834.76. Petty Cash has \$50. Total Cash Accounts - \$241,916.98. Capital Contributions Collected - \$3,228.00. Late for one quarter (9 homeowners) \$4,504.00 Foreclosure or Lawyer Handling (2 homeowners) \$2,676.00. Total Delinquent Amount Maintenance Fee (11 homeowners) \$7,180. A motion to accept the Treasurer’s Report was made by Bill Margillo and seconded by Wendy Karger. Motion passed.

POOL

Sharon McCloskey stated that we are waiting for the permits to be approved by the County. As soon as they come in, work will be started at our pool. Scott Bradley questioned why we are paying for maintenance for pool service for the past 2-3 months. Sharon explained that the pool is being cleaned to remove mosquito larva and frog eggs. Jeff is also cleaning the building for people to enter and pick up applications.

LANDSCAPING

Bill Margillo reported that he had many requests for missing sprinklers and broken sprinkler heads. PMA was called and all have been repaired. A homeowner was putting in a patio and asked that the sprinklers be relocated. He explained that it would be at the owner’s cost. ProPest was called to address brown spots on a front lawn. The golf cart needs a new battery, although it is believed that it was changed 3-4 years ago. Sharon McCloskey stated that when the grass was cut, weed whacking was done along the whole length on our property side. It needs to be done again. Bill will call the Foreman.

LAKES

George Kuhn stated there were no major changes. There are signs of iguanas and catfish that bore holes to plant their eggs. We have lost some of the water plants although we were told they will grow back. He will ask Wetlands to plant some more. Scott has a problem with losing grounds behind his house. George will call to have that checked on.

ARCHITECTURAL

Linda Downs reported that inspection was done on every home. She submitted a report indicating the number of violations on each street and letters were sent to those homeowners. The ARB was asked to approve applications for painting, window replacement, roofing, landscape designs, garage doors, entry doors, screens, gutters and storm shutters and a patio repair. 15 lollipop lights were found out and only 5 are still out at this time.

George stated that he will take up the mailbox situations at a later date.

Leslie Fernandez stated a problem with sprinklers which are hitting her back windows at 4:30 AM. Bill will have them adjusted.

Ed Hogg asked questions about the latest documents that he has been receiving and asked if they are recorded in the final documents when he sells his house. George explained that they are supplements and when Mr. Hogg sells his house, he must give them all to the new owners. ARB can give him their copy if needed.

ALLIANCE

There was no report.

BEAUTIFICATION

Pat Kuhn had nothing to report.

RECREATION ASSOCIATION

Arleen Kessler reported on the June 9th meeting at the clubhouse which, for the most part, discussed plans for the installation of sprinklers and bringing the bathrooms up to code. There are other repairs which will not be done at this time. The necessary work will be done in 3 phases with the priorities ranked. There will not be an assessment. There are no plans to change the rules for the use of the pool and tennis courts. People have been complying at this time.

George Kuhn explained that we will continue to hold our meetings at poolside since he was told we couldn't have anyone other than Board Members meet at the A Bldg. He stated that he deems this illegal. They also wanted to have 2 Plat meetings meet in the same room.

NEW BUSINESS

Sharon McCloskey recommended power washing of our sidewalks. Although not everyone liked the job the last company did, she felt that the sidewalks are so old that they cannot improve in color. Also, their machines broke down. If anyone wishes to take the task of getting quotes from new companies, they should do that. Otherwise, we will

use the same company as before.

George stated that this expense will have to be put into next year's budget.

Steve Lutsk stated that the rules and regulation for shrubs had not been approved.

George stated that we will deal with them when the available docs were present.

A motion to close the meeting was made by Scott Bradley and seconded by Wendy Karger. The motion passed.

The meeting closed at 8:09 PM.

Respectfully submitted

Arleen Kessler

Recording Secretary