

DELRAY VILLAS PLAT 2 BOARD MEETING

MARCH 22, 2022

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.

President Scott Bradley opened the meeting at 7:30 P.M. Members Present: Scott Bradley, Ben D'Errico, Howard Appel, Wendy Karger, Bill Margillo, Sharon McCloskey. Absent: Arleen Kessler (excused).

MINUTES

Wendy Karger read the minutes of the February 22, 2022 meeting. A motion to approve the minutes with some typos was made by Sharon McCloskey and seconded by Ben D'Errico. The minutes were approved.

TREASURER'S REPORT

Howard Appel reported that we have accounts in two banks. As of March 22 the BB&T (now called Truist Bank) checking account used for most of our expenses, has \$72,856.70. At the Amtrust Bank Pool Renovation Reserve has \$16,700.68. Lake Renovation Reserve has \$16,636.96. Drainage System Reserve has \$36,986.24. Total Reserves - \$70,323.88. Petty Cash has \$50. Total Cash Accounts - \$143,230.58.

Capital Contributions Collected - \$2,240.00.

Late for one quarter (3 homeowners) \$1,755. In foreclosure (2 homeowners) \$8,923.44. Total Delinquent Amount Maintenance Fee \$10,678.44. A motion to accept the Treasurer's Report was made by Sharon McCloskey and seconded by Wendy Karger. Motion passed.

COMMITTEE REPORTS

POOL

Sharon McCloskey stated the condenser for the north heat pump still has not come in and it's been over 2 months. The south heat pump is working but needs to be adjusted periodically. We have a filter pump issue which will be checked out by Atlantic. Ben made 2 covers for the metal grates on each side of the pump housing unit. They look great. Thank you Ben. Sharon read an unsigned note that was taped to the pool house door. The note said music could be heard at the end of the cul de sac. Two people walked to the end and could hear nothing. The sound was lowered a bit. The sound issue was brought up last year and the matter is closed.

Zofe Fence repaired the gate and has ordered new toppers to replace the ones having glue residue they can't remove. Ben has keyed in a lock for the new front gate which is same key for the other gate, the pool house and the ladies room. The front gate will now be locked and will require a key for entering. No key needed to get out front gate. Again, thank you Ben.

The ducks had a field day on the pavers. Sharon hosed everything down.

LAKES

Sod and grass is growing and it looks good. Lake 2 has a visitor again - we will have to take care of it.

LANDSCAPING

Bill Margillo reported no major problems this month. There was 1 grass cutting and 1 weed and trim. Another cutting should be done the week of the 29th. The golf cart must be repaired. Ben is waiting for an estimate.

ARCHITECTURAL

Linda Downs stated there was no meeting this month due to family and other commitments of the members. Final inspection of homes that are still delinquent were done on March 14. Certified, registered letters mailed to give the owners 15 days before forwarding the files to our attorney.

Approved projects this month: 2 garage doors, 1 roof. Lollipops out as of last night -2. Linda asked that the time frame re 30/60/90 day violations be decreased from 105 days to 75. There is nothing in our bylaws or in Florida statute that states the amount of time given. The only thing stated in our bylaws "If the owner of a lot fails to maintain his lot as required, the association shall have the right to institute legal proceedings to enforce the compliance, or may take any and all steps necessary to remedy such violation, including but not limited to entering the lot, and remedying the violation, with or without the consent of the lot owner but only after 10 days written notice of intent to do so. Any expense so incurred by the association shall be billed directly to the owner..."

ALLIANCE

There was no report. Reynolds Pratt will be here next month.

RECREATION ASSOCIATION

Judy Clemon reported on the March 13th meeting at the clubhouse which, for the most part, discussed progress on the A building. Several activities are being planned:

A trip to the Big Easy Casino, a show at the Delray Playhouse, "Same Time Next Year," and hopes for a New Year's Eve Party. Plat 2 attendance at Rec Board Meetings is very minimal. The Board would love to have more Plat 2 homeowners attend. Keys are necessary for shuffleboard and the bocce courts. They cost \$33. They can be borrowed from a neighbor if possible. The After 6 Club had its first meeting. It was very well attended. The budget is in good shape. Judy also reviewed the expenses covered so far for the A building restoration. Bids have come in for the 3 roofs. Hopefully the windows and doors may be installed by June 11. A meeting with our lawyer to review the bylaws and documents will take place in May.

BEAUTIFICATION

Pat Kuhn was unable to check on the plantings because the golf cart is not working.

OLD BUSINESS

In order for the ARB to do their job better, a motion was made to approve the 30/60 + 15

days for the homeowner to complete their work before we send the information to our lawyer. The motion passed unanimously.

Another motion made by Howard Appel, and seconded by Wendy Karger, "That moving forward, all mailboxes will be white." There are 4 styles to select from. The ARB has the designs. The motion passed.

NEW BUSINESS

Alligators - we got in touch with Florida Wildlife. Basically they will take out or relocate the alligators when called. The bottom line is they will get bigger and have to go.

Swales

A committee was formed which Ben D'Errico will head up. A discussion on ways to handle the problem ensued. Alex (landscaper) will begin by leveling the ground on 7-8 houses on the north end of Via Vesta and see how that works. They will shovel out the earth by hand to lower it. Using a machine might break the pipes. Eventually all the swales in the community will be adjusted. Howard Appel made a motion, seconded by Bill Margillo, To have Alex do the job for a total of \$1,800. The motion passed.

Pool Party

Sharon McCloskey asked to have the D.J. play at our July 4th pool party. He has been paid \$250 before but she asked to pay \$300 since there are 3 people doing the entertainment. The Board approved.

Ben D'Errico discussed our 8 year contract with Comcast which will end in 2024. He proposed that internet service be included. This also depends on how many homeowners would be interested in this. Plats 4/5 have this. There are different companies but Judy Clemon said this needs one company to rewire. Ben is also trying to get internet at our pool. The person we need to deal with is gone. We need a representative to come down here.

Susan Bradley was thanked for providing refreshments. Scott noted it is good to see more faces at our meetings.

A motion to close the meeting was made by Sharon McCloskey and seconded by Wendy Karger. Motion passed.

The meeting closed at 8:35 P.M.

Respectfully submitted
Arleen Kessler
Recording Secretary