

**DELRAY VILLAS PLAT 2 BOARD MEETING**  
**MAY 25, 2021**

Prior to the meeting George Kuhn introduced our attorney, Steven Braten, who presented his views on the company, Zofe Fence LL that is being considered for fencing the area around our pool. He cited some examples other communities had suffered due to unreliable construction, lack of insurance and missing permits, which resulted in greater costs to the community. Mr. Braten answered questions from the Board. Steve Lutsk spoke about his conversation with the salesgirl re clean up and removal of the soil. It would cost \$5 per hole unless we choose to clean up and dump the dirt ourselves. Scott Bradley stated the company has to show us proof of their insurance, licenses and permits because he does not want to have to file a claim on our policy. He agreed that our attorney's intention is to protect us although we still decided to use Zofe for the work.

Mr. Braten reported that he was still investigating the possibility of Plat 2 dropping out of the Rec Association. George Kuhn thanked Mr. Braten for his time and input and stated that we are not doing anything about that at this time.

President George Kuhn opened the meeting at 7:48 P.M. Members Present: George Kuhn, Scott Bradley, Bill Margillo, Sharon McCloskey, Wendy Karger, Ben D'Errico and Arleen Kessler.

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.

No new homeowners were present.

**MINUTES**

Arleen Kessler read the minutes of the April 27, 2021 meeting. Sharon noted a correction to the company name "Zofe." Linda Downs said she had additional ARB information to add to the April meeting minutes. She added that after some discussion the Board had already voted to go with Zofe. A motion to accept the minutes with corrections and additions was approved.

**TREASURER'S REPORT**

Scott Bradley reported as of May 25, 2021 the BB&T checking account has \$65,432.90. Am Trust Bank: Pool Renovation Reserve has \$26,014.45 Lake Renovation Reserve has \$127,743.85. Drainage System Reserve has \$32,483.53. Total Reserves - \$186,241.83. Petty Cash has \$50. Total Cash Accounts - \$251,724.73. Capital Contributions Collected YTD \$5,380. Late for one quarter (8 homeowners) \$4,504. Late for two quarters (1 homeowner) \$1,126. Foreclosure or Lawyer Handling (3 homeowners) \$10,472.97. Total Delinquent Amount Maintenance Fee (12 homeowners) \$16,102.97. A motion to accept the Treasurer's Report made by Wendy Karger and seconded by Bill Margillo was unanimously approved

**POOL**

Sharon McCloskey continued the discussion about the contract with Zofe for the fence. She made a motion to accept Zofe after going to our attorney, which was seconded by Scott Bradley. The Board voted in favor of the motion. Steve Lutsch said he will ask Zofe for a copy of the amount of liability they held.

Sharon McCloskey spoke about the Memorial Day Pool Party which will take place on Saturday, May 30. Signs are being placed on lampposts.

Steve further discussed heaters going off at the well and the motor clogging up. They had to buy a new motor and fixed the old one (to be used as a spare). The well is drying up. It feeds the pump and cooling system. Slush was removed and still we need a new well dug which will cost about \$3,500 plus \$1,500 for digging the additional feet. The well is 40 years old and the level is dropping down because we haven't had much rain. Ben stated that gravel is mixing with the water. If it goes into the heaters we will have big trouble. A motion was made to go with the Symbiont company. The motion passed. Sharon stated she will work together with them.

### LAKES

George Kuhn stated that Lake 1 project will not begin until Lake 2 is completed. Lakes and Wetlands has joined in partnership with Solitude Lake Management starting May 1<sup>st</sup>. They still have not planted the grass in the lake. Ben has not seen it although they say it was planted. Scott recalled the condition that they would satisfactorily complete all the work on 2 before starting on Lake 1. This issue was tabled until next month.

### LANDSCAPING

Bill Margillo stated that he had 2 calls to adjust sprinkler heads and 3 request about brown grass which needed repairs to pop up heads. One missing head was replaced. Ben and Bill went to one house and cleaned the filters. He will talk to Andrew about having PMA do this. Plates and pump not working. Ben said the wires were bad and he cleaned and spliced them together. He recapped all the wiring and saved us about \$4-6 thousand dollars.

### ARB

Linda Downs stated the board had one meeting on May 13<sup>th</sup>. They approved one new roof, several house paintings and installation of hurricane windows. Linda will be away from June to September. Requests for work should go to the ARB Committee.

### RECREATION

Arleen Kessler reported on the Rec Board May 19<sup>th</sup> meeting. The B building is now open every day. The Craft Room is open. Aqua Classes will be held at the pool on Thursday mornings. Participants have to sign a waiver. Zumba classes are beginning. Yoga has begun on Saturday mornings. Plans for next year's entertainment will begin in September. Volunteers are needed to be on the committee. A Halloween Party is being planned for October. CPR classes and use of the defibrillators are being planned. There is some erosion outside of the pool. It will cost \$11,555 to repair. The walkways to the pool need repair and will cost \$17,500. This work will not require any assessment. The lawyer for the Rec Board said we are permitted to go to the bank for a loan to

renovate the A Bldg. This is being investigated and nothing has been done yet.

ALLIANCE - Reynolds Pratt reported to George that we are in good shape and still well within our 80/20 rule.

BEAUTIFICATION -

Patricia Kuhn has been picking up trash on El Clair Rd. for which we are grateful. She has taken care of the weeding and cutting of hedges at both entrances.

OLD BUSINESS

Sharon McCloskey asked for a vote on whether we want to pay Zofe \$5 a hole for removing the dirt or have volunteers take it away ourselves. The Board voted to pay the company to clean up and remove the dirt at \$5 for each hole they dig.

NEW BUSINESS - None

Angela O'Connell brought up a problem she has with an abundance of alligators appearing on the grass behind her house preventing her from enjoying sitting there. They are also a threat to people who walk their dogs. The alligators have been seen climbing over or going under the fence from the Preserve. She feels they need to be removed or build a better fence to keep them out. Ben believes we can't touch the fence which is county property and doesn't belong to us. The Animal Control won't come unless they receive a letter from this Board giving them our approval to remove them. Angela suggested posting "Danger Alligators" signs, but this may discourage new homeowners from buying and will devalue our property. George said he will call the necessary people to give them permission.

A motion to close the meeting was made by Scott Bradley and seconded by Sharon McCloskey . The meeting closed at 9:10 P.M.

Respectfully submitted  
Arleen Kessler, Recording Secretary