

DELRAY VILLAS PLAT 2 BOARD MEETING
FEBRUARY 28, 2023

President Scott Bradley called the meeting to order at 7:30 PM. Members present: Scott Bradley, Ben D'Errico, Howard Appel, Bill Margillo, Linda Downs, Michael Goodman, Arleen Kessler.

After the Pledge of Allegiance to the Flag, a moment of silence was observed for passed community members, family, friends and members of the Armed Forces.

Minutes

Arleen Kessler read the minutes of the January 24, 2023 meeting. A motion to accept the minutes with a minor correction was made by Howard Appel and seconded by William Margillo. The motion passed.

Treasurer's Report

Howard Appel read the report as of February 28th. The Truist Bank checking account has \$76,762.29. In the AMTRUST Bank the Pool Renovation Reserve has \$24,202.52. The Lake Renovation Reserve has \$26,638.94. The Drainage System Reserve has \$29,575.18. Total Reserves \$80,416.64. \$50 is in the Petty Cash Fund. Total Cash Accounts: \$157,228.93. Capital Contributions Collected YTD \$1,210.00. Late for one quarter (7 homeowners) \$4,410.00. Late for two quarters 0. Foreclosure or Lawyer Handling (1 homeowner) \$1,215. Total delinquent amount maintenance fee (8 homeowners) \$5,625.00. A motion to accept the Treasurer's Report was made by Ben D'Errico and seconded by Michael Goodman. The motion passed.

Pool

Ben D'Errico reported the heating issue was resolved. There are new building cleaning services. Charlie Jeffreys purchased and installed 40 bags of new mulch and fertilizer. Shed and showers were washed. Main door cracked but is holding up so far. Pump about 1,800 - 2,000 may hold for a long time. Valve was leaking. Filter guards must be changed every 4-5 years.

Lakes

Michael Goodman reported everything is fine. Algae and toxic chemicals were removed. Scott noted that another 7-foot alligator was removed thanks to the attention of a homeowner. A discussion continued on the matter of absence of signage which can be a potential liability. "Beware of Alligators, No Fishing, No Trespassing" will be put up.

Landscaping

Bill Margillo reported a new controller was installed 2 weeks ago and the system has been running with no problems. Repaired 4 sprinkler heads and adjusted 3 heads this month. 2 grass cuttings. They began cutting hedges today. A new door on the pump house be installed tomorrow.

Architectual

Linda Downs reported ARB members had a meeting to decide on the new color palette -6 colors for the body of the house and 6 trim choices. When painting, no old colors may be used. Roofmate signature will not be required as the Board voted for that at the end of last year. Inspections were done on Via Vesta that had not previously been done.

Approved projects - 3 roofs, 1 paint driveway, 1 tree planting, 1 added new window, 1 installed hot tub.

Linda called the water department about a locked fire hydrant on Via Vesta (done when the county was relining the sewers) and they were going to look into it. Lollipop lights were checked 2 weeks ago - 4 were out and home-owners were called.

Linda thanked Theo, Gail, Carol and Marty for their hard work.

Judy Clemon reported that the committee working on the new Documents will be meeting at 4:30 this Thursday. Our lawyer will be there. We want to complete new documents before homeowners start leaving. Scott and Howard will be attending.

Recreation

Arleen Kessler read the highlights of the February 15th Rec Board meeting and listed some of the upcoming events.

Old Business

The need for signs at the North and South entrances was discussed. Ed Hogg offered to contact the county. Judy Clemon stated sign doesn't say Delray Villas - Delray West Townhouses was the original title. The north sign is falling down. Howard and Ben will put backing on it. The sign is plastic and they will do the best they can. The possibility of getting new signs similar to Plat 4/5 will be investigated.

New Business

Several Board members were pleased with the colors for the body of the house but would like lighter colors for the peaks and trims. They will vote again after more colors are added.

Marty Soldiveri brought up the issue of finding a new contractor for the swale process which has been on hold. The present person wasn't doing what we wanted.

Charlie Jeffreys - Our Comcast TV contract expires March 2024. We will have to start looking and getting prices if we want to change. Ben and Howard would like to get the internet. We might need a new router. Judy Clemon suggested calling Alan Schwartz who is very familiar with this matter.

With no further business to discuss, the meeting closed at 8:35 PM.

Respectfully submitted,
Arleen Kessler
Recording Secretary