

**DELRAY VILLAS PLAT 2 BOARD MEETING**  
**November 30, 2021**

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 George Kuhn opened the meeting at 7:35 P.M. Members Present: George Kuhn, Wendy Karger, Bill Margillo, Sharon McCloskey, and Arleen Kessler. Absent: Ben D'Errico and Scott Bradley (both excused).

New Homeowners Present: Denise and Simon Reichmann (Via Silvanus)

**MINUTES**

Arleen Kessler read the minutes of the October 26, 2021 meeting. A motion to approve the minutes as read was made by Wendy Karger and seconded by Sharon McCloskey. The minutes were approved.

**TREASURER'S REPORT**

Wendy Karger read the Treasurer's Report as of November 30<sup>th</sup>. She also read the budget for 2022 which had already been approved.

A motion to accept the Treasurer's Report was made by Arleen Kessler, seconded by Bill Margillo and passed unanimously.

**POOL**

Sharon McCloskey stated the pool party on November 14<sup>th</sup> was a huge success. The parking lot was lap-topped and new lines painted. We are still waiting for parts to complete the fence. Meanwhile, we would like them to do the rest of the work now. Steve Lutsk will be returning soon and he can ensure that all is done. The PVC area with chemicals not in yet. We will have to do something about the back flow. Maybe as a temporary measure a trash can be used to protect the area.

**LAKES**

George Kuhn reported that work on Lake 1 is finished. New grass is starting to grow green again. We had to make the last payment which came in a little under \$2,500 to our favor.

**LANDSCAPING**

Bill Margillo reported that there was a broken pipe and the system will be down until Dec. 2<sup>nd</sup>. One broken sprinkler repaired. Water added to the golf cart. There were 2 grass cuttings but the bushes were not cut yet. He stated that his calls were not answered. George stated he is waiting for a signed copy of the new contract before he will sign our copy. There will be a 2% increase for next year. If Bill wants, he may start getting estimates for a new company.

**ARCHITECTURAL**

Linda Downs reported that a meeting was held on November 22. Inspections on Via Vulcanus resulted in threats by a homeowner. In the future a man will accompany the ladies during inspections on that street. Re-inspections will begin after December 9<sup>th</sup>. The ARB had a few items that need to be brought to the Board.

1. Amount of time allowed to satisfy a violation is excessive - 30,60,90, and 15 more days before a letter to the lawyer. ARB feels it should only be 30,60, then 15 days and a letter to the lawyer or a fine.

2. Fines can be levied by the HOA according to our bylaws.

3. Mailboxes - the ARB would like to have one color mailbox going forward. White because they are easier to see at night. You do not have to change your present box.

Approved this month: 5 Roofs, 2 Removal of trees, 1 New fascia and gutters, 1 Hurricane rated windows, 1 Replace landscaping including planting of new trees, 1 Home painting..

3 lollipop lights are out at present. Linda praised homeowners for keeping our community looking good. She wished everyone happy, healthy, and safe holidays.

### RECREATION ASSOCIATION

Arleen Kessler stated that the Recreation Board met November 17<sup>th</sup>. Judy Clemon presented the Financial Report. Everything is okay. Nothing is expected to change the budget. A plan to set up a "Handicapped Only" parking area near the bocce courts is being considered. It may need fencing to prevent someone driving into the lake. A fire line will be needed to bring water to the A Bldg. for a sprinkler system. A budget was distributed explaining \$65,725 has been spent so far and other amounts for work until we get permits to go on with demolition and reconstructing the rooms. We have a long way to go before we will see the results. Shelley Miller discussed tentative plans for tours and day trips which will be posted on our website. Phil Beberman would like to receive a list of 2022 meeting dates from each Plat. Arleen Kessler will provide the list.

### ALLIANCE

There was no report.

### BEAUTIFICATION

Pat Kuhn has put holiday lights on the bushes at each entrance which aren't lighting up. There is an electrical problem and she may call Jim Whiting since he installed them last year. The north end hedges were cut, but need further cutting to provide safe vision to the road.

### NEW BUSINESS

George stated that the 2022 Budget was voted on and approved before distributing it to the homeowners. The entire budget was read by Wendy Karger. We were unable to get the packets out to homeowners in enough time for the usual December Annual Meeting. A small mailing will be sent with the budget and directions for new applicants to send their intent to run for the Board. We will have a December 28 meeting and one in January. The Election will be held at the February 22<sup>nd</sup> meeting. George Kuhn stated he will complete his term as President on December 31, 2021.

A new homeowner, Irene Derasse, has a serious problem with her roofmate and the Police had to be called several times. She needs her house painted and the ARB and the

Board members agreed that she may paint her house. The Board suggested she hire her own lawyer to deal with this situation.

A motion to close the meeting was made by Wendy Karger and seconded by Sharon McCloskey. The meeting closed at 8:49 PM.

Respectfully submitted ,  
Arleen Kessler  
Recording Secretary