

DELRAY VILLAS PLAT 2 BOARD OF DIRECTORS MEETING

SEPTEMBER 26, 2023

President Scott Bradley called the meeting to order at 7:30 PM. After the Pledge to the flag, a moment of silence was observed for former President Louise Reynolds, family, neighbors, the military, and people suffering across the world.

Present: Scott Bradley, Ben D'Errico, Bill Margillo, Linda Downs, Michael Goodman and Arleen Kessler. Absent: Howard Appel (excused).

Minutes: Arleen Kessler read the minutes of the August 22, 2023 Board Meeting. A motion to accept the minutes as read was made by Michael Goodman and seconded by Ben D'Errico. The motion passed.

Treasurer's Report: In the absence of Howard Appel, Scott Bradley read the report as of 9/26/2023. The Truist Checking Account has \$40,499.53. The Amtrust Bank Pool Renovation Reserve has \$27,203.96. The Lake Renovation Reserve has \$30,640.52. The Drainage Reserve has \$36,077.41. Total Reserves \$93,921.89. Petty Cash Fund \$50. Total Cash Accounts - \$134,471.42. Capital contributions collected: \$9,680. Late for one quarter (4 homeowners) \$2,520. Lawyer handling collection (1 homeowner) \$1,260. Total Delinquent amount maintenance fee (5 homeowners) \$3,780. A motion to accept the Treasurer's Report was made by Arleen Kessler and seconded by Linda Downs. Motion passed.

Pool: Ben D'Errico reported that the chiller was fixed. He is waiting for a drain piece for the shower. The pool temperature is fixed at 87 degrees. The next Pool Party will take place on November 5th with a rain date of November 12th. The pool tiles and decking were cleaned by Helen D'Errico and Sharon McCloskey. Scott thanked the ladies.

Lakes: Michael Goodman reported no alligator sightings. Weeds and algae removed.

Landscaping: William Margillo reported that after a pipe was repaired he turned on the system which looked okay. The next day water was in the driveway where the pipe was repaired, so he turned the system off again. Pro Tec said they will check it out when the rain soaked waters dry up. We had 3 grass cuttings and one trimming of hedges.

ARB: Linda Downs reported that all inspections were completed. Fines were mailed to 4 homeowners that had not complied with the deadlines for the violations issued.

According to our documents and FL statutes 720, when we levy fines we must have a grievance committee to meet with a homeowner who is grieving a fine. We need 3 people to be on this committee and you only need to meet if someone grieves the fine.

The next general inspection will start in January. There are always 2 ARB members inspecting the properties and must agree. The maintenance of our homes and yards is an ongoing process. The violation form is available online so you can check the items that we check. You can always call the people who performed your inspection to come

and explain the violation to you. Projects approved: hurricane windows installation – 1. Replace windows on rear porch - 1. 6 lollipop lights out – everyone was notified.

Thanks to ARB members – Carol Perfect and Gail Brown who finished up some of the inspections when I was not able to do so. Thanks to Marty for checking the lollipops and always being available to co-sign projects.

Old Business

We signed the contract with Hot Wire this month. Our old contract with Comcast is over in February. Parking conditions are better with people observing the new regulations.

A peeping Tom was sited at two windows which was caught on cameras. Police came but did not find the man who was in his underwear. He may have wandered off from a nearby Rehab facility. If you see something unusual call the Sherrif's office.

Someone on Via Vesta was shooting at iguanas in trees with his rifle. If you intend to shoot at iguanas you must let the Police know with a 24-hour notice. Then we will know and inform the community.

New Business

Two Board positions are up for election this year. Lisa will send out an email. People who are interested in applying should come to the October 24th Board Meeting and bring a letter indicating their intention and reason they feel qualified for membership. The election ballot must be completed before the December Annual Meeting. Board members must begin working on the budget for 2024.

Our Board members donate their time to this community. They can't spend hours answering phone calls. If you need the Sherrif, make that call. The same is for Pro Pest appointments. Call Bill Margillo for sprinkler problems. Please think before you call the Board.

The water level in Lake 1 is down. Michael Goodman will check it. Perhaps with all the rain the county lowered the water level.

The Rec Board did not have a meeting during the summer. They will begin in October. Judy Clemon stated the work on the A building will take more time. They hope to be completed by the New Year.

Hot Wire will not be coming into our homes yet. Howard Appel will bring an up-date at the next meeting.

With no further business to discuss, Scott Bradley followed a motion and closed the meeting at 8:10 PM.

Respectfully submitted,

Arleen Kessler, Recording Secretary