

DELRAY VILLAS PLAT 2 BOARD MEETING
SEPTEMBER 22, 2020

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 7:30 P.M. at Poolside. Members Present: George Kuhn, Scott Bradley, Wendy Karger, Bill Margillo, Sharon McCloskey, and Arleen Kessler. Absent: Ben D'Errico (excused).

MINUTES

Arleen Kessler read the minutes of the August 25, 2020 meeting. A motion to approve the minutes was made by Wendy Karger and seconded by Sharon McCloskey. The minutes were approved.

TREASURER'S REPORT

Scott Bradley reported as of September 22, 2020 the BB&T checking account has \$68,295.62. Amtrust Bank: Pool Renovation Reserve has \$41,200.73. Lake Renovation Reserve has \$114,985.84. Drainage System Reserve has \$27,481.89. Total Reserves - \$183,668.46. Petty Cash has \$50. Total Cash Accounts - \$252,014.08. Capital Contributions Collected - \$10,760. Late for one quarter (4 homeowners) \$2,252. Foreclosure or Lawyer Handling (2 homeowners) \$3,802.00. Total Delinquent Amount Maintenance Fee (6 homeowners) \$6,054.00. A motion to accept the Treasurer's Report was made by Arleen Kessler and seconded by Wendy Karger. Motion passed.

POOL

Sharon McCloskey read a statement to bring everyone up to speed and squash rumors that may be circulating regarding our pool surfacing project. Although the project has taken longer than anticipated, the work is estimated to be completed in 2-3 weeks. At this time the pool is being filled and then chemicals will be added. A new ladder will be installed at the deep end. An inspection will take place, which we hope will be by mid October. Wendy Karger noted that some of the delays were due to issuing of permits and the COVID 19 among some of the workforce. When the pool is finally open the area will be clean and free of debris.

LANDSCAPING

Bill Margillo received 2 calls for missing sprinkler heads. PMA was called and all have been repaired. A homeowner who was putting in a patio needed the sprinkler head removed. This was done. We had 2 grass cuttings and one more to follow. One weeding will be done the end of the month. Bill gave Carmen a bill he received for service on the cart.

ARCHITECTURAL

Linda Downs reported that inspections of all properties will begin in October. The plan is to have general inspections twice a year, October and April. She also reviewed the

different types of work that were approved in September. Lynn Amsterdam went out and painted mailboxes for some homeowners who needed the help. Linda called Palm Beach County again regarding the sidewalk cracks by the pool. To report cracks in the sidewalks, a phone number is posted on our website. A problem still exists with water collecting in the swells of driveways after heavy rains. They flood even with the flow from sprinklers. It is a concern because mosquitoes thrive in water. This situation needs addressing.

ALLIANCE

There was no report.

RECREATION ASSOCIATION

Arleen Kessler stated that the Recreation Board cancelled its meeting and will meet on September 23rd. The Gym will open sometime next week. A company has been hired to completely sanitize the room and the machines before the opening and again every few weeks. Everyone will be responsible for cleaning their machines before and after using them. There will be less bikes and treadmills available to ensure social distancing. No weights or mats for use. Showers will still be closed. This information will be on Channels 63 and 8001.

BEAUTIFICATION

Pat Kuhn had to have 3 palm trees removed. There are still 4-5 palm trees dying across the lake. Scott Bradley offered to check with Carmen to see how much money is available for planting new trees. Weeds are sprayed but not pulled out. This comes out of her budget. Steve Lutsk suggested finding out what solution they are spraying. Some of the palms are thriving and we need to know what type of palms they are.

OLD BUSINESS

ARB

A motion was made by Wendy Karger and seconded by Scott Bradley to approve the additional rules and regulations ARB presented last month. The Board voted unanimously to approve these additions.

NEW BUSINESS

George Kuhn asked the group to decide on a better time or place to hold future Board meetings. Since we never get a large group, it may be more convenient to continue to meet at the pool. However, there is a problem with time changing and darkness at the pool. George proposed purchasing 500 watt bulbs to be installed at a cost of about \$75.00. They will be screened, placed high on shafts, connected to power, and will light this area. There will still be a problem outdoors based on the weather and the possibility of rescheduling may come up. Wendy felt it is much safer to meet outdoors, wearing masks and keeping 6 feet distancing. Scott Bradley stated he would like to see us resume meeting indoors. At this time Arleen Kessler will clarify at tomorrow's Rec Board meeting the availability of using the A Building for our meetings, as long as we don't have to share the room with other Plats. No decision was made at this time. If there are changes for next month, Lisa will put them on our website.

LAKES

We have a serious problem at Lake 2 with a fishkill and the odor of rotting fish which George learned about through an email . There was a discussion about installing a new aerator. There are many reasons why the fish die. Probably due to the lack of oxygen and change in water temperature. It has occurred in Lake 2 several times. The company that was consulted would install the aerator and provide 3 sections of grid and a larger compressor. This will cost about \$5,819.00, but they won't guarantee that it will work. One homeowner present said we might need to get 3 bids if the cost exceeded \$5,000.

Another possibility discussed was to get 2 fountains installed. They are more expensive but Scott noted they will provide oxygen and beautify the area. George stated that we are trying to build up reserves to do work on Lake 1. If we keep spending on other repairs, it will take a much longer time. We do not want to require an assessment to cover this. Ben D'Errico will be returning soon and he may help on getting bids and contracts for aerators and fountains.

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

The meeting closed at 8:25 PM.

Respectfully submitted
Arleen Kessler
Recording Secretary