

DELRAY VILLAS PLAT 2 BOARD MEETING
NOVEMBER 22, 2022

After a Pledge to the Flag a moment of silence was observed in memory of members, family, residents and the Armed Forces.

President Scott Bradley opened the meeting at 7:30 PM in the Viking Room and welcomed the homeowners.

Members Present: Scott Bradley, Ben D'Errico, Howard Appel, William Margillo, Wendy Karger and Arleen Kessler. Absent: Sharon McCloskey (excused).

Arleen Kessler read the minutes of the October 25, 2022 meeting. There was an omission in the list of people who attended the Budget meeting. Carmen Ojeda was accidentally left off. As our Accountant she was a major participant. A motion to accept the minutes as corrected was made by Wendy Karger and seconded by Howard Appel. Motion passed.

TREASURER'S REPORT

Howard Appel stated that every month money is put into the reserves. As of Nov. 22nd the BB&T checking account has \$79,918.27. In the AMTRUST BANK Pool Renovation Reserve has \$22,701.96. The Lake Renovation Reserve has \$24,638.33. The Drainage System Reserve has \$26,324.77. Total Reserves: \$73,665.06. \$50 is in the Petty Cash Fund. Total Cash Accounts \$153,633.33. Capital Contributions Collected YTD \$16,700. Late for one quarter (9 homeowners) \$5,265. No Foreclosure or Lawyer handling. Total delinquent amount maintenance fee (9 homeowners) (\$5,265).

Motion to accept the Treasurer's Report was made by Bill Margillo and seconded by Ben D'Errico. Motion passed. New HOA books will be mailed out next month.

LANDSCAPING

William Margillo reported that the system is up and running. There were 7 repairs on sprinkler heads and 2 adjustments. If we want to make the hedges into one hedge, PMA explained the hedge will be too wide at the top to cut so it will not be done, We signed a new contract with PMA. They were the lowest bid by \$19,000. There was 1 grass cutting, bushes were trimmed and 1 more cutting will be done this week.

ARCHITECTURAL

Linda Downs welcomed Marty Soldiveri who has offered to help with this committee.

Inspections will start next week, a little later than planned. She noted that our community should look festive with all the holiday decorations that will be going up.

Revisions were made to some of our forms: 1. Application for new roofs - revised to include the name of the contractor. 2. Application for exterior paint to include the choices for the driveways. 3. The Violations form to include choices for driveways and remove washing of roofs. Lollipop lights - 4 were out and homeowners will be notified.

Linda has parts for the round base and some spring clamps if needed. Projects approved this month are: 5 Roof replacements and 2 House paintings.

New business: As for the requirement of the roommate's signature on the paint form.

We have had a few homeowners refuse to sign. One of them went as far as to sue us for it. One solution would be to change approved colors to coordinating colors so the entire color palette choices would go together and not clash. Linda will come in with a new palette and the board will vote on it and make a decision to omit the roommates signature.

Scott Bradley offered the candidates for Board membership the opportunity to speak to the group. Bonnie Petty and Carol Perfect each discussed their experience and plans for the future of our Plat. Michael Goodman was not present but had addressed this at a prior meeting. Linda Downs is on the ballot and is known for her hard work on the ARB. Ed Redder was absent because of his wife's surgery.

There was a discussion on the wording of the ballot. It should have said "Vote for no more than 4 candidates". Some people voted for 5 or more. These ballots will be invalid. If a person knows they checked 5 or 6 they can contact us and we will issue a new ballot.

Howard Appel will add this notice when he distributes the Rec Newsletters next month.

NEW BUSINESS

Howard Appel would like to fill the 3rd position on the Rec Board. We can keep Arleen Kessler and Judy Clemon on through next year and we will put Howard Appel in now. Wendy Karger and Bill Margillo made a motion to put Howard Appel on the Rec Board. The motion passed.

Several matters were discussed. 1) The possibility of installing metal roofs. Scott will discuss this further with the Linda Downs and the ARB. 2) Grass and debris was left in front of one house after digging. Scott replied that the person doing the job was let go. 3) The solution to making the gardeners aware when you don't want them to spray, is to place a red marker on the lollipop. If possible speak to them when you can.

Scott Bradley wished everyone a Happy Thanksgiving and best wishes for the upcoming holidays. Reminder: The December 20th meeting will held in the Card Room at 7:00 PM. due to the results of the election.

A Motion to close the meeting was made by Howard Appel and seconded by Wendy Karger. The President closed the meeting at 8:20 PM.

Respectfully submitted,
Arleen Kessler
Recording Secretary