

DELRAY VILLAS PLAT 2 BOARD MEETING
NOVEMBER 24, 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 7:33 P.M. at Poolside. Members Present: George Kuhn, Scott Bradley, Wendy Karger, Bill Margillo, Sharon McCloskey, Ben D'Errico and Arleen Kessler.

MINUTES

Arleen Kessler read the minutes of the October 27, 2020 meeting. A motion to approve the minutes as read was made by Sharon McCloskey and seconded by Wendy Karger and Scott Bradley. The minutes were approved.

TREASURER'S REPORT

Scott Bradley reported as of November 24, 2020 the BB&T checking account has \$83,508.73. Amtrust Bank: Pool Renovation Reserve has \$33,954.36. Lake Renovation Reserve has \$117,487.75. Drainage System Reserve has \$29,982.13. Total Reserves - \$181,424.24. Petty Cash has \$50. Total Cash Accounts - \$264,982.97. Capital Contributions Collected - \$13,988.

Late for one quarter (6 homeowners) \$3,378. Late for two quarters (1 homeowner) \$1,126. Foreclosure or Lawyer Handling (3 homeowners) \$9,691.92. Total Delinquent Amount Maintenance Fee (10 homeowners) \$14,195.92. A motion to accept the Treasurer's Report was made by Wendy Karger and approved unanimously.

POOL

Sharon McCloskey stated that there was an issue with the heating system which has been straightened out. The pool is warm. She had called all Board members to get their opinion on having visiting relatives use the pool during the upcoming holidays. They agreed to family members but not to include visiting friends. Trees around the pool area were trimmed.

LAKES

After the first of the year George stated that he will be getting a proposal to start the work on Lake 1. We will not take all the money out of reserves at one time. He will get a list of the monies and we will try to do the work in sections. After we build up the money again, we will continue to go. His plan is to start here and work to the south. George will be working on this plan but will turn it over to Ben D'Errico to review, then turn it over to our lawyer before presenting it back to this Board for their approval. As for the condition of the lakes there is nothing negative to report for the past few months.

LANDSCAPING

Bill Margillo reported that the system was turned off for about a week due to the heavy rain. When restarted the timer was not working properly in November on Via Diana and

stayed on for 4 hours. Hopefully PMA has fixed it. A broken head and line on Via Vesta has been repaired. Hedges behind 13200 Via Vesta were being cut too close to branches and you could see right through the hedges. He is going to tape off 100 ft. until the workers come back. There were 2 grass cuttings and one hedge cutting this month..

ARCHITECTURAL

Linda Downs provided a report on work which was approved this month. She was pleased to report that 2 neighbors, Elizabeth Rhyne and George Fernandez have volunteered to work with her on the ARB in the absence of Lynn Amsterdam. All homes that received violations in October have been re-inspected and letters sent to those who have not completed the work we asked them to do. However, she was pleased to see a large number of satisfied violations. Linda researched the matter of storm shutters being down when the owner is away for prolonged times. The Fire Dept. Division of Codes, told her they do not have a code for this although they strongly discourage it. She asked whether the rules that the Board approved in August stating “when the home is occupied” should be changed to include “when the home is vacant” in our documents. George stated he will come up with something on how to handle this.

ALLIANCE

There was no report.

RECREATION ASSOCIATION

Arleen Kessler reported on the November 18th meeting at the clubhouse which, for the most part, discussed the fact that people were following the rules for the use of the pool tennis courts and gym. Judy Clemon presented the budget and stated she expects no raise in the HOA for next year. The Rec Board approve the purchase of a flood light for the shuffleboard court at \$955. There will be an outside gathering near the poolside or the tennis courts for a New Years celebration where all Plats can participate. Music will be provided as well as a Karaoke machine. Everyone will have to bring their own chairs, tables, food and drinks. The Sheriff’s Office has approved this plan. At the conclusion of the meeting it was announced that the Rec Board will NOT allow visiting guests or relatives to use the facilities to ensure good health for our residents

BEAUTIFICATION

No report.

OLD BUSINESS

None

NEW BUSINESS

Ben D’Errico stated that the aerator pumps on the side of the lake are frozen. If we change pumps the oxygen problem can be solved. Approximately \$650 is needed for new two cylinder pump and a new outlet will cost \$100 from the same manufacturer and brand that we used before. Ben will plug it in. Scott Bradley made a motion to approve the money for the aerator which was seconded by Sharon McCloskey. The motion was approved.

George discussed budget limits for the work on the Lake. There are contingency funds and they are there to be used for various things that are necessary. He would like to ask Carmen to transfer about \$7500 into the Lake Reserve fund which will allow us to begin work with Plan A on 250 ft. and he would not have to do an assessment. By next year we can do this again and begin the next phase. A motion was made by Arleen Kessler and seconded by Sharon McCloskey to move \$7500 from the contingency fund into the Lake Reserve fund (which will still leave about \$6,000 in the fund). The motion was approved.

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

The meeting closed at 8:10 PM.

Respectfully submitted
Arleen Kessler
Recording Secretary