

DELRAY VILLAS PLAT 2 BOARD MEETING

October 28, 2021

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

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.

MINUTES

Arleen Kessler read the minutes of the September 28, 2021 meeting. A correction of Scott Bradley's title was noted. A motion to accept the minutes with a correction was approved.

TREASURER'S REPORT

Scott Bradley reported as of October 26, 2021 the BB&T checking account has \$75,472.44. Am Trust Bank: Pool Renovation Reserve has \$19,589.40. Lake Renovation Reserve has \$86,921.33. Drainage System Reserve has \$37,485.28. Total Reserves - \$143,996.01. Petty Cash has \$50. Total Cash Accounts - \$219,518.45. Capital Contributions Collected YTD \$9,684.00. Late for one quarter (1 homeowner) \$563. Late for two quarters none). Foreclosure or Lawyer Handling (2 homeowners) \$3,800.08. Total Delinquent Amount Maintenance Fee (3 homeowners) \$4,363.08. A motion to accept the Treasurer's Report made by Sharon McCloskey and seconded by Wendy Karger was unanimously approved.

COMMITTEE REPORTS

POOL

Sharon McCloskey reported that the fence is not completed due to a delay in getting the supplies. Some touch up work is necessary and the gate should be ready for installation as soon as possible. We don't want them to wait for the other supplies. Carmen was asked to make second payment to the company. We can have our Pool Party on Sunday, November 14th.

LAKES

There are a lot of problems with our drainage system. There are wires running into the water. Comcast will be coming out to remove them before they put bags in. One homeowner has pipes running under her home. Irrigation pipes are rotten. The work is on the north end. They will put a sleeve in so it won't collapse any further. We need to put pressure on the County to do something about this since this work is very expensive. We need more drains. Lakes and Wetlands said the plants are not growing in Lake 2. They have tried different plants but the ground is not allowing them to grow.

LANDSCAPING - George stated we have kept the HOA fees down for the last 5-6 years. We may have to put together a committee to go over the landscaping since the cost is

going up 2%. The new contract will be big. He expects more increased expenses. If necessary, we will try to keep the increase as small as possible.

Scott asked about getting other bids for services and George responded if he knows of other companies he should let him know. George asked that any expected budget increases be reported to him for the new budget.

ARB

Linda Downs reported that the ARB committee had one meeting this month. Sidewalks were power-washed for \$2,850 (which is \$16.19 per home.) It should be done every 18 months and should be put in the 2022 budget. October inspections have begun. Letters of violations have gone out. There are new regulations for roofs, All roofs need to be covered by architectural grade shingles and be one of 4 colors. This month approximately 5 new roofs done and one driveway extended. Lollipop lights were checked.

RECREATION

Arleen Kessler reported on the Rec Board October 20th meeting. The After 6 Club meeting was put off until January 5th and the Welcome Back After 6 meeting now extended to January 15th. 50 copies of the October Rec Newsletter were left in the lobby for those that wished to pick them up. Judy Clemon presented the 2022 budget as of 9/30. Motion to accept the report was passed. An architect and a designer have been hired. We are awaiting permits for the work to begin. The parking lot and ramp will need to be done. Once we have a ballpark figure, we will go to the bank for a loan. All reports on Bldgs. B, C, the pool, tennis, and bocce courts were fine.

ALLIANCE - No report

BEAUTIFICATION -

Patricia Kuhn is working on decorating our entrances for Christmas.

OLD BUSINESS - none

NEW BUSINESS

A discussion followed re the problems relating to poor water drainage. Apparently the best materials were not used when this community was developed. Our lawyers may have to get involved if we pressure the County to pay for fixing the issues.

Another item discussed was the possibility of including WIFI in our Comcast contract. Costs will be investigated and the community polled to see if they are interested. The more homes interested may bring down the price.

The fact that there is poor visibility when a car is exiting the north end to El Clair Road was brought up. There may be a need to cut back the bushes, plants and trees for safety.

A motion to close the meeting was made by Wendy Karger and seconded by Sharon McCloskey. The meeting closed at 8:25

Respectfully submitted, Arleen Kessler, Recording Secretary