

DELRAY VILLAS PLAT 2 BOARD MEETING**DELRAY VILLAS PLAT 2**
BOARD MEETING
SEPTEMBER 27, 2022

President Scott Bradley opened the meeting at 7:32 PM in the Viking Room.
Members Present: Scott Bradley, Ben D'Errico, Howard Appel, Arleen Kessler.
Absent: Bill Margillo, Sharon McCloskey, Wendy Karger.
A moment of silence was observed for our dear neighbor, Steve Lutsk.

Homeowners Welcomed: Linda Downs and Judy Clemon, and both were helpful in answering questions on budgets and by-laws.

Arleen Kessler read the minutes of the August meeting. The minutes were approved as read.

FINANCIAL REPORT

Howard Appel read the report. He noted that the money for the swales should have come out of the reserves. We have \$25,00 in checking, \$93,578.26 in total reserves, , and \$119,112.10 in total cash. Everything else seems to be in line.

The projected 2023 budget from the Rec Association was distributed. The many anticipated increases were discussed. The need for a \$6.00 increase each month for all Plats was determined. This will amount to \$18.00 per quarter from each home. Once again it was noted that this was not an assessment for the re-costruction of the A Building.

NEW BUSINESS

Scott stated that some very important items will have to be addressed in the near future. Four of the present Board members' terms will end December 2022. Therefore any homeowners interested in applying for a position will have to submit a short biography of their experience and how they may be of value to the Board. Directions about the procedure will be printed in the next issue of The Grapevine.

The Board must come up with a budget for 2023. Members are asked to prepare estimated figures for the amount needed for upkeep of the pool and the grounds, contracts with ProPest, Comcast, Insurance, Gardeners, Printing, Postage, and unexpected repairs as needed. Howard will work with Carmen Ojeda on the changes needed from the last Budget. The 2023 Budget should be in place by October 25. A mailing must go out before the December Annual Meeting.

Howard Appel said he will pick up the Rec Newsletters. We will need volunteers to distribute them along with copies of our Grape Vine.

LANDSCAPING AND LAKES

The work on the swales is coming along nicely. Ben will find out the next area to be worked on and the costs.

The lakes and landscaping are fine. Frogs have replaced the alligator problems.

ARCHITECTUAL

Linda Downs reported on the approved work for this month: 2 roofs, 1 driveway and 1 doors and windows. Very few violations have not been corrected and the ARB will try to help those homeowners to fix the problems. The ARB could use another worker. Lollipops will be checked again. The next inspections will begin in November.

RECREATION

Arleen Kessler read the September 21st Recreation Meeting report. Three members of the Rec Board have resigned. If anyone is interested in becoming a member, please contact Joann Albertson. Elections will be held in December. Judy Clemon presented copies of the Financial Report, the Profit and Loss Statement and Balance Sheet. The Proposed 2023 Budget was distributed and a discussion followed. Motion to accept the Financial Report was made by Patti Lazaroff and seconded by Shelley Miller. Motion passed. An HOA increase of \$6 per month is necessary to cover the 2023 Budget. A motion to approve the budget and increase as read was voted on and approved by all Board members present.

Entertainment: A Halloween Spectacular, October 30th. 4 Casino trips. "Spaghetti and MatzoBalls" show in November. Tickets are still available for the Chorus Line show. Plans for a New Year's Eve party to be held outside are in progress.

Joann stated the documents will be updated in January. Everyone will be given a way to vote.

ALLIANCE - No report

BEAUTIFICATION - No report

With no further business to discuss, a motion was made to close the meeting. The meeting closed at 8:49 PM.

Respectfully submitted,
Arleen Kessler
Recording Secretary

SEPTEMBER 27, 2022

President Scott Bradley opened the meeting at 7:32 PM in the Viking Room.
Members Present: Scott Bradley, Ben D'Errico, Howard Appel, Arleen Kessler.
Absent: Bill Margillo, Sharon McCloskey, Wendy Karger.
A moment of silence was observed for our dear neighbor, Steve Lutsk.

Homeowners Welcomed: Linda Downs and Judy Clemon, and both were helpful in answering questions on budgets and by-laws.

Arleen Kessler read the minutes of the August meeting. The minutes were approved as

read.

FINANCIAL REPORT

Howard Appel read the report. He noted that the money for the swales should have come out of the reserves. We have \$25,00 in checking, \$93,578.26 in total reserves, , and \$119,112.10 in total cash. Everything else seems to be in line.

The projected 2023 budget from the Rec Association was distributed. The many anticipated increases were discussed. The need for a \$6.00 increase each month for all Plats was determined. This will amount to \$18.00 per quarter from each home. Once again it was noted that this was not an assessment for the re-costruction of the A Building.

NEW BUSINESS

Scott stated that some very important items will have to be addressed in the near future. Four of the present Board members' terms will end December 2022. Therefore any homeowners interested in applying for a position will have to submit a short biography of their experience and how they may be of value to the Board. Directions about the procedure will be printed in the next issue of The Grapevine.

The Board must come up with a budget for 2023. Members are asked to prepare estimated figures for the amount needed for upkeep of the pool and the grounds, contracts with ProPest, Comcast, Insurance, Gardeners, Printing, Postage, and unexpected repairs as needed. Howard will work with Carmen Ojeda on the changes needed from the last Budget. The 2023 Budget should be in place by October 25. A mailing must go out before the December Annual Meeting.

Howard Appel said he will pick up the Rec Newsletters. We will need volunteers to distribute them along with copies of our Grape Vine.

LANDSCAPING AND LAKES

The work on the swales is coming along nicely. Ben will find out the next area to be worked on and the costs.

The lakes and landscaping are fine. Frogs have replaced the alligator problems.

ARCHITECTURAL

Linda Downs reported on the approved work for this month: 2 roofs, 1 driveway and 1 doors and windows. Very few violations have not been corrected and the ARB will try to help those homeowners to fix the problems. The ARB could use another worker.

Lollipops will be checked again. The next inspections will begin in November.

RECREATION

Arleen Kessler read the September 21st Recreation Meeting report. Three members of the Rec Board have resigned. If anyone is interested in becoming a member, please contact Joann Albertson. Elections will be held in December. Judy Clemon presented copies of the Financial Report, the Profit and Loss Statement and Balance Sheet. The Proposed 2023 Budget was distributed and a discussion followed. Motion to accept the Financial

Report was made by Patti Lazaroff and seconded by Shelley Miller. Motion passed. An HOA increase of \$6 per month is necessary to cover the 2023 Budget. A motion to approve the budget and increase as read was voted on and approved by all Board members present.

Entertainment: A Halloween Spectacular, October 30th. 4 Casino trips. "Spaghetti and MatzoBalls" show in November. Tickets are still available for the Chorus Line show. Plans for a New Year's Eve party to be held outside are in progress.

Joann stated the documents will be updated in January. Everyone will be given a way to vote.

ALLIANCE - No report

BEAUTIFICATION - No report

With no further business to discuss, a motion was made to close the meeting. The meeting closed at 8:49 PM.

Respectfully submitted,
Arleen Kessler
Recording Secretary