

DELRAY WEST ESTATES BOARD MEETING October 24, 2017

The meeting was called to order by George Kuhn at 7:30 pm.

Board members in attendance were George Kuhn, Ed Redder, Patricia Pratt, Bill Margillo, Sharon McCloskey and Ellen Rosenman. Holly Krahe was absent.

After the Pledge of Allegiance and a moment of silence, the meeting continued.

Dawn Lewis introduced herself to the group.

Minutes:

The minutes from the September 26, 2017 meeting were read and unanimously approved as read.

Treasurer's Report:

Patricia Pratt reported that as of 10/24/2017, the checking account balance was \$107,474.30, the pool renovation reserve balance was \$29,535.88, the lake renovation reserve balance was \$59,177.05, and petty cash was \$50.00, for a total cash account balance of \$196,237.23. YTD Capital Contributions total \$5880.00. Outstanding Maintenance Fees of \$8170.00 were reported. Four homeowners are late for one quarter's fees for a total of \$1560.00. One homeowner is late for two quarters for \$1040.00. A lawyer is handling two delinquencies totaling \$5570.00. The Treasurer's report was unanimously approved.

A spreadsheet was distributed showing this year's budget, actual and estimated expenses, and variance from budget for all categories of expenses. Total estimated expenses for 2017 total \$356,112.36; a variance of only (228.36) is seen against the 2017 budget of \$355, 884.00. The total proposed budget for 2018 is \$362, 982.00. A motion to approve the budget was made and seconded and the budget was approved.

The quarterly maintenance payments for 2018 will be \$502 per homeowner, raised by \$7/quarter.

Committee Reports:

Pool: Sharon reported that the cement work on the shuffleboard area should be finished this Thursday. The first work was short by two feet of concrete, and thus failed inspection. After the cement is fixed, a new inspection will take place. The fencing project and repairs to the gate should be complete by this Friday.

Lakes: Ed reported that algae was treated two times during the last month and appears to be improved. PMA helped to remove the Norfolk Pine branches that the hurricane deposited in the canal behind Roger Mayrand's home. The only weed spraying that is ongoing is in the weirs. George Kuhn asked that Aquatic Systems inspect and clear a weed-clogged drain pipe near Hal and Lisa's homes.

Landscaping: Bill reported that the sprinkler system was surveyed and that four faulty heads were repaired. He reminded us that household waste should always be placed in a trash container with a lid.

Architectural: Jory reported that approximately 32 violations are in the ARB pipeline, but did not have a report for the board. He noted that several of the violations are for homeowners who requested extended time for correction after their return to the area. Because the ARB has

not adhered to the legal framework of sending notices at 30, 60 and 90 days, they will need to start over from scratch with letters and ensure that they meet the legal deadlines.

It was suggested that the ARB handle the many cases of homeowners leaving household trash out in unprotected plastic bags. Birds and small mammals that live here have been raiding the trash and distributing it on our streets – and eventually into our ponds as well.

Beautification: No news.

Rec Center: It was noted that we still need two more volunteers to give our plat representation at the Rec Center meetings and votes. Judy reported that the budget was approved, and that pool security is still in discussion. She reported on several programs of interest that are detailed in the Grapevine and Rec Center News. She also noted that we need ID cards to use the Rec Center facilities, and that these are issued once a month (schedule in Rec Center News).

Alliance: Reynold Pratt reported that the SFWMD and LWDD had given an interesting presentation on invasive species in the area. He noted that information is available on the Alliance website.

Old Business: Ed asked about the posting of signs (estate sale, open house, etc.) and was told that they cannot be posted on our common property, but can be used on the outer swale along El Clair Ranch road, which is not our property.

Ed also asked if we were planning to do a survey to find and correct dirty sprinkler heads; this is not included in our contract. When sprinkler heads malfunction, we will continue to report and repair them.

New Business: Ellen presented correspondence received on 10/6 from the HOA attorney regarding the payment of legal fees in cases of bankruptcy, foreclosure, and arrears. Because these cases often extend for months or years, the eventual legal costs can be significant when the cases are closed, and can often exceed the amount we are able to recover. The attorney notified us that as of 11/1, bankruptcy cases will change from contingency to monthly invoicing of legal fees. We do not have any bankruptcy cases at present.

We have the option to convert our foreclosure and collection files to monthly billing, and fee/cost reports on pending cases will be available. Questions that arose in the discussion included how to budget for these expenses, and whether we can opt to stop pursuing a case when costs exceed benefits. The board decided to ask for additional information before approving switching non-bankruptcy cases to monthly billing.

Another issue Ellen presented was regarding a homeowner in arrears for four quarters, who had proposed a payment plan to completely pay the arrears by the end of November. The board voted and unanimously approved the acceptance of the payment arrangement.

Pat proposed that we move money from our checking account into the reserve accounts (25,000 to the pool reserve and \$10,000 to the lake reserve). The board voted, and this was approved unanimously.

Homeowner Input – Dawn Lewis, whose home is on the corner of Via Vesta and El Clair Ranch Rd, presented an unusual problem with widening her driveway. Apparently, her original driveway is partially on County property. Her options to widen it require splitting the extension between east and

west or using the area in front of her doorway. George Kuhn asked for additional measurements before we make a final decision.

A homeowner reported that trash is blowing out of open trash containers.

George Kuhn reported that we will no longer mail copies of the Grapevine out of town, as homeowners can access it on the website. This will help control our mailing expenses. Advertisers will continue to receive mailed copies.

George also requested volunteers to help distribute the Grapevine and asked that people contact Wendy Karger.

Ed reported that parking problems continue, especially parking completely on the grass and across sidewalks. He suggested that the ARB send written notices of these violations.

With nothing else to discuss, the Board meeting was closed at 9:09 pm

Respectfully submitted,

Holly Krahe