

DELRAY WEST ESTATES BOARD MEETING October 26, 2016

The Board meeting was called to order by George Kuhn at 7:31 pm.

Board members in attendance were George Kuhn, Ellen Rosenman, Patricia Pratt, Holly Krahe, Lynn Amsterdam, Bill Margillo, and Rodger Mayrand. Absent were Sharon McCloskey and Ida Ventura.

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

There were no new homeowners in attendance.

Minutes:

George Kuhn read his minutes from the last meeting, which will be updated and approved at the next meeting.

Treasurer's Report:

Patricia Pratt reported that as of 10/25/16, the checking account balance is \$104,634.35, the pool renovation reserve balance is \$45,198.38, the lake renovation reserve balance is \$51,651.91, and petty cash is \$50.00, for a total cash account balance of \$201,529.64. YTD Capital Contributions total \$10,230.00.

Outstanding Maintenance Fees of \$2632.84 were reported, with a lawyer handling a delinquency of \$2450.00 and payments being made per agreement on a balance of \$182.84. The Treasurer's report was unanimously approved.

Committee Reports:

Pool: No report was available

Lakes: Rodger reported that Vertex, the company that maintains the aeration system in lake #2, will not be increasing the monthly charge. He spoke with Joe Walsh of Lake Worth Drainage District and was told that French drains are recommended over extending drainage pipes into the lakes. Rodger asked if Martin could be involved in the projects, and the board encouraged this. Ellen expressed concern about the drain installation impact on the irrigation system and asked about the need for inspection. Rodger expressed interest in getting pricing for installation of French drains and then investigating the possibility of pooling projects with one contractor. The Architectural Review Board will not need to approve plans for installing French drains. Because each home will have unique needs for their drainage changes, each homeowner will need to handle getting quotes and plans from a contractor.

Architectural: One request for work on a roof was received (Isaacson). The contractor has supplied permits, license, and insurance, and has agreed to match the color of the adjoining

roof. Carmen Ojeda submitted a request to replace a tree. The tree is listed as an approved tree species. Both requests were approved. Inspections and second notices have been delayed.

Alliance and Rec Center: Steve Ragno reported information from the last Alliance meeting, held shortly before the hurricane warnings. He reports that there were 100 employees at an emergency operations center at the South County Civic Center. Reynold Pratt and Ellen substituted their firsthand reports for the last Recreation Center meeting. After spending \$550,000 on the new gym, there are now building maintenance problems to be addressed, including the fire alarm system. Buildings B and C are completed, and they are not yet ready to work on Building A until the reserves are built up again. There was discussion about possible strategies for spending the \$20,000 budgeted for improved security, including part time work by unarmed security officers working rotating shifts, and installation of a security card reader system to substitute for locks. No contracts were signed as of this date. Steve also mentioned that the reserves are only \$130,000, while they need to be at \$350,000. Assessments to remedy this situation were discussed.

Beautification: Lynn discussed the options for new signs submitted by three vendors: Sign Specialists, McNeil Signs, and Fast Signs. The materials proposed include aluminum, which can be treated to resemble concrete, and Styrofoam/structural foam. There have been several payment options discussed as well. There were no visual plans submitted as of this date. The original permits for the signs could not be located, but the suggestion was made to examine the builder's historical documents.

Landscaping: No report

Old Business: The attorney was consulted in regard to changing the name from Delray West Townhomes Homeowners Association to Delray Villas Plat II. If the articles are amended, it will require a vote from the homeowners. There is an alternate option of creating a fictitious name, which can be registered with the State for approximately \$90. The new fictitious name could then be used for signage. Ellen moved to consider this option and it was unanimously approved.

There is concern about the proposed requirement for a minimum 20% down payment for newly financed homes. FHA and VA currently can require less than this percentage, so this may be perceived as discriminatory. What can be done is to prohibit new mortgages, lines of credit, and mortgage changes that bring equity below 20% of the fair market value of the home. This will protect the ability of the association to register liens and for homeowners to handle future or unexpected expenses. Copies of information about this possible change from the lawyer were distributed, and we will have a vote on this at the next board meeting.

New Business: The Budget Committee produced a new budget for 2017 and the worksheets detailing line items for last year's budget, actual expenses in 2016, estimated additional 2016 expenses, and the proposed 2017 budget were distributed. The new quarterly homeowner dues increased to \$495.00 due to increased costs. This is only a \$30/quarter increase per homeowner. A motion was made and the budget was approved unanimously.

The effort to keep homeowner expenses low prevents us from increasing contributions to our reserve funds. Instead of raising homeowner maintenance fees, George Kuhn wants to "get more for less."

In keeping with this, George Kuhn reported that he had researched alternate lawn care services. PMA, which services Delray Villas 4/5 and the Recreation Association, and is highly recommended, submitted a lower bid for the same services currently performed by Gryphon. This change will take place January 1, 2017.

Surprisingly, the whitefly infestation that had plagued our ficus hedges has improved. There is no urgent need to remove them at this point, as the new plantings are not ready to replace them. For now, the double hedge barrier will stay in place unaltered.

Rodger Mayrand mentioned reading about new rules for new directors in '720' and the need to certify that they have read the association documents.

Homeowner Input:

Marion Jansen asked about the status of the lake drainage issue and questioned whether money would be better spent on that than on a new sign. It was noted that the amount that potentially would be approved for the new sign is tiny compared to potential costs for future lake improvement in a few years.

Catherine Patty also asked about French drains. George Kuhn urged homeowners to do necessary research on drainage improvement plans, and to work with contractors to get the best and least expensive option.

Steve Ragno asked if the 2017 landscaping budget included the removal of the old hedges, and was told that it did not.

With nothing else to discuss, the meeting was closed at 9:05 pm

Respectfully submitted,

Holly Krahe