

DELRAY WEST ESTATES BOARD MEETING November 28, 2017

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

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

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

Charlie Coughlin introduced himself to the group.

Minutes:

The minutes from the October 24, 2017 meeting were read and unanimously approved with minor corrections.

Treasurer's Report:

Patricia Pratt reported that as of 11/28/2017, the checking account balance was \$55,064.65, the pool renovation reserve balance was \$54,537.17, the lake renovation reserve balance was \$69,179.64, and petty cash was \$50.00, for a total cash account balance of \$178,831.46. YTD Capital Contributions total \$6870.00. Outstanding Maintenance Fees of \$13,024.48 were reported. Seven homeowners are late for one quarter's fees for a total of \$3640.00. Two homeowners are late for two quarters for \$2080.00. A lawyer is handling a foreclosure, a payment plan and a delinquency due to death totaling \$7304.48. The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon reported that the pool circulation motor failed and required a repair costing \$1599.65. She was informed that there is a small leak in the pool that will require leak testing (\$900) sometime between now and the Spring. One pool heater capacitor burned out and required replacement. The coolant was leaking and required adding three pounds of coolant at a total cost of \$585.00. The pool heater(s) may need to be replaced next year at a cost of \$7500-14,400. The fencing is complete; however, one gate is not closing automatically and needs to be manually lifted to close properly. Replacement would cost \$1100.00; hopefully we can adjust it without needing to replace the gate. The lollipop lights are now working.

Lakes: Ed reported that Aquatic Systems had completed their monthly work yesterday and had sprayed the weeds in the weirs. Clarity and indicators were good.

Landscaping: Bill reported receiving calls about the LWDD tree work along the canal. There was a problem with PMA cutting hedges and removing mulch at the Weinberger home. Bill will speak to PMA and advise that a reflector be installed to avoid future problems.

Architectural: No report.

Beautification: No report.

Rec Center: Arlene Kessler is a new Rec Center representative, and she presented a report from Judy Clemmon. New security cards or keys are under consideration, and a vendor will present at the next meeting. Motorized scooters registered for road use are not to be parked in the bicycle area. The names and numbers of new homeowners should be submitted to Lynn to update the directory. Reynold Pratt has this information.

Alliance: Reynold Pratt reported that the Sheriff discussed increased car burglaries and suggested keeping autos locked. He also advised that there are many charity scams – never give personal information or passwords on the phone. There was discussion of the upcoming legislative session and how the budget was impacted by Irma. The ‘Texting while Driving’ proposal has passed the first committee and is on its way to becoming law. New Drivers licenses will be issued for eight years. Taxes can be paid online and have scheduled discounts by month. There is a movement to give Gold Star parents the Homestead Exemption benefit that is usually given to spouses.

Old Business: Ellen reported that we are currently getting monthly bills from our lawyer. She asked about possible plans to sod the bare areas where storm debris and trees destroyed the grass on swales and common areas. George will ask PMA to survey the common areas; we can also contact the County to inquire about repairing the swales.

George also gave approval for Ed to clean sprinkler heads, with the condition that Andrew be involved if any parts or repairs are needed.

George Kuhn announced that a new committee would be formed to redo, review, and publish our rules and regulations. The volunteer members are Holly, George, and Sharon. George will coordinate a meeting in the beginning of December. The revised rules and regulations will be a solid tool for use by the ARB to enforce them. The final approved draft will be mailed to all homeowners.

New Business:

George Kuhn stated that to meet legal requirements, the gates to the pool area must lock automatically. The gate that is not working properly impacts safety and liability, and thus must either be fixed or replaced ASAP; until then a padlock should be installed.

Ed complained that parking violations continue, and hopes that updated rules will help with this.

Homeowner Input –

Anne Shamburg, Louise Reynolds, and Karen Kanote reported that the hurricane had removed shingles from their roofs and asked permission to re-roof using aluminum-backed shingles. According to their vendor, these shingles are color-matched to our existing roof colors, and will decrease insurance costs. The board was concerned about continuity and conformity of appearance, and asked them to get a vendor representative to give a presentation to the board to answer questions and see the product.

Judy Clemmon reported that a neighbor had left a recliner outside his home; this was referred to the ARB. In addition, Reynold Pratt will contact the owner about repeated violations.

Angel reported that a tree felled in the hurricane was still not put upright; this will be referred to PMA.

George Kuhn will talk with Tom of PMA about recent problems with their service. There are apparently problems with staff and management.

Ed asked about the ARB investigation of the “trash problem”; no information was available.

Charlie Coughlin submitted three applications for changes to Jory and the ARB.

Homeowner Hal Rosenfeld submitted the following letter to be read:

“Dear President and Board Members,

I have read and reread the next to last paragraph of the Anne Schamberg’s minutes of the Special Board Meeting of the March 15th, 2016 which addresses the proposals to correct the long term subsidence and collapsing of the shorelines of both ‘lakes’ Storm Water Retention Ponds. Unfortunately the presentation contained the two different options which were intertwined in the minutes. The one year solution which did both lakes totally in one year was \$266,000. (which would be paid in 3 parts, \$88,000 to start, \$88,000 again at a midpoint during the year and an \$88,000 final payment when all work was completed in that one year.

The one year proposal was not financially acceptable. The recommended responsible bidder, Erosion Barrier Installations, recommended a seven year program starting with the most critical portions of the shoreline and progressing annually until the shoreline work was completed.

The total cost spread over 7 years remained \$266,000 or \$38,000 per year (which is substantially less than our approximately \$50,000 “Lake” Reserve Fund). This annual cost per home is \$216. or \$54. per quarter per home or 60 cents per day per home. This replenishes the Reserve annually !

Please consider this clarification for the record.

Respectfully Submitted,

Harold ‘Hal’ Rosenfeld

13301-A Via Vesta”

With nothing else to discuss, the Board meeting was closed at 8:42 pm

Respectfully submitted,

Holly Krahe