

DELRAY WEST ESTATES BOARD MEETING November 22, 2016

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

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

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

The board welcomed new homeowners Dawn and Mike Portnoy.

Minutes:

The minutes from the October 26th meeting were read and unanimously approved with minor corrections. The printed minutes from the September 27th meeting were distributed for review.

Treasurer's Report:

Patricia Pratt reported that as of 11/22/16, the checking account balance is \$97,743.57, the pool renovation reserve balance is \$45,195.29, the lake renovation reserve balance is \$51,651.91, and petty cash is \$50.00, for a total cash account balance of \$194,640.77. YTD Capital Contributions total \$10,230.00.

Outstanding Maintenance Fees of \$5082.84 were reported, with a lawyer handling a delinquency of \$2450.00 and payments being made per agreement on a balance of \$182.84. Five homeowners are delinquent for one quarter's fees, for a total of \$2450.00. The Treasurer's report was unanimously approved.

It was announced that two resumes have been received for the new Architectural Review Board and that one additional homeowner had expressed interest. This board will take effect on January 1, 2017. After this date the ARB will take full independent responsibility for all architectural issues as set out in the documents and by the Board of Directors.

Concerns were expressed about continued parking fully on the swales, and blocking sidewalks. Homeowners are responsible for any damages to swales and irrigation piping caused by improper parking.

A motion was made to consolidate the General and Board of Directors meetings at the end of each quarter. The Board of Directors meetings will continue on the 4th Tuesday of each month, and are always open to homeowners. There will be two meetings, at the end of December and March, that will also serve as Annual and General Homeowners' Association meetings, with refreshments provided and an official invitation sent out for all homeowners. The motion was unanimously approved. The December 27th board meeting will no longer be held.

Committee Reports:

Pool: The pool is now heated and the compressor was repaired. The pavers were cleaned around the pool area. There is work needed on the bathroom floors, fixtures, and paint. The lollipop light at the pool was damaged by one of our service vendors, and required repair. Sharon will get quotes for bathroom improvements, including resurfacing/replacing the floor and fixtures.

George suggested that the lawyer and a representative of Plat 4/5 attend a future meeting to explain this issue in detail, and that the meeting be communicated so that interested homeowners can attend as well.

New Business: None

Homeowner Input: There was a question about the elections – we are informed that ballots are in the mail.

With nothing else to discuss, the meeting was closed at 8:55 pm

Respectfully submitted,

Holly Krahe