

DELRAY WEST ESTATES ANNUAL MEETING December 19, 2017

The meeting was called to order by George Kuhn at 7:38 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.

George Kuhn verified that the meeting notice and signage was proper and that ballot mailings had been verified.

A quorum of homeowners was established.

Treasurer's Report:

Patricia Pratt reported that as of 12/19/2017, the checking account balance was \$46,719.30, the pool renovation reserve balance was \$54,538.00, the lake renovation reserve balance was \$49,482.28, and petty cash was \$50.00, for a total cash account balance of \$150,789.58. YTD Capital Contributions total \$6870.00. Outstanding Maintenance Fees of \$10,250.00 were reported. Three homeowners are late for one quarter's fees for a total of \$1560.00. Two homeowners are late for two quarters for \$2080.00. A lawyer is handling a foreclosure and a delinquency due to death totaling \$6610.00. The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon reported that a new gate was ordered and will be installed in January. The pool temperature has varied a lot during the cold weather due to the heat pump not functioning when night temperatures are below 60 degrees. This limitation may be resolved if the heating system is replaced next year.

Approximately 54 people attended the last pool party, which was a great success. Sharon thanked DJ Boom, Jory Siegel, Wendy Karger, and Marty and Grace Soldivieri for their assistance. The next pool party will take place in March.

Lakes: Ed reported that Aquatic Systems found debris from the lawn service clogging a cabinet.

Landscaping: Bill reported that the irrigation system had not been working for 1-2 months. The system was tested today and is working correctly now.

Architectural: No representative present.

Beautification: Catherine Patti will be the new chairman of the beautification committee.

Election – Candidates Ellen Rosenman and Bill Margillo made statements about their qualifications for the board. George Kuhn indicated that the open board position will be filled by appointment.

Old Business: Ed presented information on Freon alternatives and pool leak fixes that will be given to Sharon. There has been no follow-up on the metal roof shingles discussed at the last meeting.

New Business: None

Rec Center: Judy Clemmon reported that coax cable had been stolen from the gym in C building. Because there is no specific timing for the theft, the cameras are not useful for investigation in this case. Exterior lighting will be added. New Year's Eve party tickets are available. Trees have been trimmed. The billiards room can be used but will be repaired when the insurance claim is settled. There will be a vendor security system presentation at the January 17th meeting. The phone book is being updated and there is a February 5th deadline for updates. The Rec board is interested in holding Presidents meetings.

Alliance: Reynold Pratt reported that at the last Alliance meeting, auto thefts and security while shopping were discussed. There is a new park proposed west of State Rd 7/441 near Glades Rd. He warned about "IRS" telephone scams and that all telephone or personal contacts should be ignored, since the IRS will always contact you via mail. The Alliance also discussed the upcoming 2018 legislative agenda.

Election -Bill Margillo and Ellen Rosenman were both elected to a three-year term.

Homeowner Input –

Arlene Tanzer reported many ant hills along the sidewalks. Pro Pest will be contacted.

Ed Redder proposed purchasing tools to clear sprinkler heads; he will research types and costs and present to the board for approval. Because our insurance requires that two people be present in the golf carts, he will get a partner to do sprinkler head surveys.

Jory Siegel asked about the downed tree in the northwest corner of Lake 2 and was told that PMA feels it needs removal.

Arlene Tanzer expressed concern that the removal of trees along the canal by LWDD has eliminated the safety barrier they provided.

With nothing else to discuss, the Board meeting was closed at 8:13 pm

Respectfully submitted,

Holly Krahe