

DELRAY WEST ESTATES GENERAL/BOARD MEETING December 22, 2016

The 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, and Patricia Pratt. Ida Ventura was absent.

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 mailings had been verified.

A quorum of homeowners was established.

Minutes:

The minutes from the September 22, 2016 General meeting and the November 22, 2016 Board meetings were read and unanimously approved.

Treasurer's Report:

Patricia Pratt reported that as of 12/22/16, the checking account balance was \$84,356.80, the pool renovation reserve balance was \$45,197.15, the lake renovation reserve balance was \$51,651.91, and petty cash was \$50.00, for a total cash account balance of \$181,255.86. YTD Capital Contributions total \$12,090.00. Outstanding Maintenance Fees of \$2450.00 were reported, with a lawyer handling this delinquency of \$2450.00. The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon McCloskey reported a very successful get together at the pool in November. She plans to organize two of these each year and invited all homeowners to participate. She is also working on getting cost-effective renovations planned in the pool area bathrooms.

Lakes: Roger reported that he had contacted the Alligator Nuisance hotline about an alligator sighted on the bank of Lake #2. The trapper monitoring will continue for another six weeks.

Architectural: Lynn Amsterdam submitted eight applications for additions/alterations (Donohue, Siegel, Nourdine/Derder, Tserpelis, Singer, and Zur). These have been reviewed and approved.

The current members of the Architectural Review Board are Denise Bellemeur, Jory Siegel, and Helen Katz.

Alliance and Rec Center: Steve Ragno reported that the Recreation Center had \$142,000 in reserve and will add \$11,000 per month to reach the goal of \$274,000. The required reserve is \$350,000, which may require consideration of increased maintenance fees and/or assessment. The majority of the Recreation board seems to not approve the assessment option. It is still unknown how and when changes will occur.

Ellen added that problems with the non-functioning fire alarm system, which cannot be easily repaired due to an outdated electrical system in the A building, will need to be urgently addressed in order to allow use of the building as a community theater.

Ellen mentioned that our association needs up to three representatives for the Recreation Board. There are two openings at this time. Judy Clemmon volunteered and was appointed as our representative.

Sharon asked that Wendy Karger and the Grapevine delivery volunteers be recognized for their great work and efforts. She also asked for feedback from homeowners who utilize vendors seen in the Grapevine.

Beautification: Lynn explained that proposals are under review to replace the entry signs, which will include the new name "Delray Villas Plat 2" and improved plantings. The budget will also be used to replace trees, as it appears that the community is out of compliance with the county's requirement for number of trees. She asked that homeowners consider addition of trees to their properties and hopes they can be planted in safe and attractive locations.

Landscaping: Bill reported that many sprinkler heads had been repaired and that the new Landscaping vendor will submit monthly reports.

Introduction of the Candidates – Sharon McCloskey, Ida Ventura, Ed Redder

Sharon and Ed explained their experience and why they wanted to be a board member. Ida Ventura was not available. With all ballots except one counted, the results were announced and Sharon, Ed and Ida were all voted into the Board.

George Kuhn asked for more homeowner participation in future board elections.

Homeowner Input: Lisa Weingarten inquired about plans for fixing erosion along the lakes. There was discussion of previous investigations and planning, summarized below:

George Kuhn explained that, based on aerial photographs and visual inspection, erosion along the lake banks has not significantly increased in the last few years. He has consulted with three engineers and the Lake Worth Drainage District, and has not received much concrete feedback about a solution. What has been clarified is that until the homeowners along the lakes correct gutter drainage into the lake banks, there can be no further work undertaken.

Lisa Weingarten expressed concern that there has not been a definitive deadline imposed for those homeowners to either install French drains, install piping into the lake, or remove gutters – all of which will improve the erosion situation.

There was discussion of the use of Geotubes, which are currently in use in neighboring plats. There are two problems with this mechanism – one being a high cost (~\$400,000) and the other that they require stable water levels to maintain their warranty. We are not in control of the water levels in our retention ponds, and a drought or the LWDD can at any time create a situation detrimental to a Geotube installation.

Our lake reserve account needs to be built up over the next few years so that improvements are possible without raising fees or imposing assessments that represent a severe hardship for our

residents. Within that timeframe, we will investigate doing dredging and sodding of the banks in order to hold the situation stable for another 5-7 years. In the next 2 years, homeowners need to complete their drainage corrections, preferably not by piping into the lake, where this dredging may impact the pipes.

With nothing else to discuss, the Board meeting was closed at 8:30 pm

At 8:30 an organizational meeting of the Board was called, attended by all members present. Newly elected board member Ed Redder was assigned to handling the Lakes. Bill Margillo will continue handling Landscaping. Sharon will continue handling the Pool. Lynn will continue with Beautification and will serve as board liaison to the new Architectural Review Board.

This meeting was ended at 8:45.

Respectfully submitted,

Holly Krahe