

DELRAY WEST ESTATES BOARD MEETING January 24, 2017

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, Ida Ventura, Ed Redder, and Patricia Pratt. Lynn Amsterdam and Bill Margillo were absent.

After the Pledge of Allegiance and a moment of silence, the meeting continued. George Kuhn read a tribute to Stanley Amsterdam, an original homeowner and former board member who passed away recently. His volunteerism greatly helped our community over many years, and he will be sorely missed.

There were no new homeowners present.

Minutes:

The minutes from the December 22, 2016 General/Board meeting were read and unanimously approved.

Treasurer's Report:

Patricia Pratt reported that as of 01/24/17, the checking account balance was \$118,865.66, the pool renovation reserve balance was \$50,199.01, the lake renovation reserve balance was \$51,656.22, and petty cash was \$50.00, for a total cash account balance of \$220,770.89. YTD Capital Contributions total \$1920.00. Outstanding Maintenance Fees of \$2940.00 were reported, with a lawyer handling this delinquency. Patricia also explained and distributed final updated 2016 budget statements showing Budgeted and actual expenses. The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon McCloskey reported that there was minor damage to the pool area after a storm, and that it was all corrected. She and Carmen Ojeda are organizing a community pool party for February 19th, from 1 to 4 pm. Pool users are still neglecting to move chairs and lounges back along the fence, which is causing safety concerns. Sharon may have a reminder sign designed for the area. Sharon and George inspected the pool building and listed items needing attention: cleaning, painting, hardware, rusting of bathroom stalls, and vanities. The janitor's area also needs painting and a new door. George Kuhn stated that the condition of the saunas was poor, and that these areas might be better repurposed. He is looking for feedback on the idea of removing the saunas. He asked that we get bids to do so and to check on possible health hazard liability connected to use of and mold in the units. The shuffleboard area conversion to a picnic area is on hold while this is being investigated. Sharon will obtain three bids and Ellen will check the insurance concerns.

Lakes: Ed Redder reported that he had solicited a bid from Aquatic Systems to determine the cause of the murkiness of the lakes. They provided a quote for \$661.00 for each lake to conduct a "Standard Lake Assessment" including multiple water analyses; costs would be added for any treatment needed. There remain questions about what water analysis is included in the Aquatic Systems contract. Pat will send Ed a copy of the contract. Holly will look at the contract and the proposal in terms of the water analysis. Ed also mentioned algae concerns that are not addressed in the new proposals. Ed also surveyed areas around the lake where there are

washed out holes and gullies, some of which may have been caused by a broken main years ago. He is monitoring the performance of French drains to see if they handle rainfall properly. George Kuhn asked him to meet with Joe Walsh of LWDD to get direction on the proper configuration of new drains.

Architectural: No members of the Architectural Review Board were present; George indicated that a member should attend the meetings.

Alliance and Rec Center: Steve Ragno reported that the Alliance will hold board Certification classes on 2/7 and 3/30. Topics addressed in the January 4th meeting run by their attorney, Joshua Gerstin, titled "Achieving Utopia through the enforcement of community association documents," included emails, rules and pets. Apparently group emails between board members are illegal for discussion of topics that should be in open meetings. Emails are also recoverable as evidence of wrongdoing. Rules only require approval by a majority of the board but only if they do not conflict with bylaws. A "fining" committee should be established separate from the board – our lawyer will look at this, since we do not use such a committee. George Kuhn will look at additional information given about service and emotional support animal regulations.

Reynold Pratt reported that the New Year's Party at the Rec Association was a success. The Rec association is \$1000 in the hole due to an equipment purchase. The cost of the phone directory may be covered by advertising revenue. The new fire alarm system was installed and is awaiting inspection. In March the "55 Alive" driving course and the community Flea Market will be offered.

We still need a third representative for the Recreation Association.

Beautification: No report.

Landscaping: No report was available. George Kuhn is pleased with the performance of the new vendor and reports that cutting will take place twice a month and will be at a height of 3.5 inches. Holly reported that the new vendor seemed unfamiliar with the significance of the "do not trim" reflectors posted in the community. The new service will be getting familiar with our hedge cutting requirements. George Kuhn will look into getting an inspection of the old ficus hedges along El Clair Ranch Rd.

Old Business: Notification was received from the lawyer that as of 1/9/17, we can use the name "Delray Villas Plat 2" for signs and new documents. Existing documents will be changed only on their renewal.

New Business: - none reported.

Homeowner Input – Hal Rosenfeld asked for more direction on French drain specifications and will take this up with George Kuhn. He referred to sections of our declarations about the association's responsibility to maintain the drainage easement surrounding our lakes. Erosion of the lake banks results in raising of the bottoms of the stormwater retention ponds, and thus less capacity to hold water than the original design. The true extent of erosion and the current stormwater capacity are unknown at this point. He stated that some homeowners are concerned about the lack of information and maintenance and possible liability.

George Kuhn responded that he is still trying to determine a stopgap measure that can be taken to hold the erosion while the lake reserve account can be built up to handle a major project. Dredging of the bottom to add the material to the lake borders, and sodding same, may be sufficient as a stopgap measure. Hal explained that when this had been discussed in the past, proposals were received that went a step further to install bags or tubes to keep the material in place. One of these proposals included a seven year maintenance plan that worked from the worst areas to the best, and would cost an amount equivalent to a \$50/quarter increase in homeowner maintenance fees. There remains concern about the impact of costs on our homeowners.

Reynold Pratt offered his experience with canals in the Delaware River area.

In Platt 4/5 and Recreation Center lakes, Geotubes are installed and working to maintain lake borders.

With nothing else to discuss, the Board meeting was closed at 9:20 pm

Respectfully submitted,

Holly Krahe