

## DELRAY WEST ESTATES BOARD MEETING JANUARY 26, 2016

The Board meeting was called to order by President Louise Reynolds at 7:30 P.M.

Board members in attendance were Sharon McClosky, Anne Shamberg, Louise Reynolds, Rodger Mayrand, Ed Clemon, Lynn Amsterdam and George Kuhn. Absent was Bill Margillo. Marilyn Lebowitz sent in her resignation due to ill health.

Before the meeting Louise asked anyone in the audience if they had something to say.

1. Arlene VanAmburgh mentioned that the pillars around the homes are rotting and they need to be fixed. She said Seabreeze Aluminum can take care of it if anyone is interested.
2. Steve Grinell was interested in the status of the 2 homes that were in question. One was the renter with a child and the other was in need of repair. Letters were sent out.

Louise read a statement after giving Ed Clemon a copy, that since he implied that he could <sup>not</sup> do the treasurer's job and since he also had a dog that was above the required weight, he was asked to resign. He refused.

### Minutes:

Minutes were read and approved.

### Treasurer's Report:

Carmen handed in the report and Anne read it.

Between the money in the checking account and the reserves, the total in our accounts are \$166,146.53.

The total delinquent account which include 2 homeowners is \$1,572.84.

George Kuhn was assigned the job of getting proposals for replacement of our treasurer in the past which was Carmen Nunez. He presented copies to the Board of 4 proposals. They were *Victory Accounting Services ,Inc., Access Accounting & Payroll, llc, Michelle Rosenbaum and Carmen Nunez*. The first three were very costly, and since Carmen has done it previously and has all the equipment, a motion was made to accept Carmen and it was a unanimous approval. Her proposal was a mere \$5.00 per home per month to do the bookkeeping. She is not on the Board. She is an individual contractor.

### Committee reports:

#### Pool:

Sharon said the pool needs a new flag. The lollypop light needs a new globe. She and Louise cleaned out the shed and it is in perfect condition. The clock fell down during the wind and we need a new clock. Sharon would like to get approval for 6 more lounge chairs and the cost would be \$199.00 each with no delivery charge. It was approved with one against. The other problems will be taken care of such as the weeds and cleaning the pavers.

#### Lakes:

Rodger allowed Hal Rosenfield to discuss the perimeter of the lakes. He presented a draft of 9 specifications that had to be addressed. He did a splendid job of preparing the information that is needed. He also listed the firms that do this particular job. Louise said we must get started on getting the work done. The rebars need to be cut as there is a safety concern. Martin said he could cut them down.

#### Architectural:

Lynn did inspections on the homes and sent out 25 letters. She will give the homeowners 30 days to respond. Also there will be no more green driveways.

Alliance and Rec Center:

Steve Ragno gave his in depth report on the Alliance and there are 3 bills before the legislature pertaining to HOA's, which are pending .One of which is the HOA's do not have to redo their covenants after 30 years.

Joanne Albertson has been reelected as president of the Rec Center. She also sent a letter to Louise that since our representative has missed 3 meetings, therefore she is no longer our representative and we need to elect another person.

Also everything is one schedule as far as the renovations are concerned.

Old Business:

There was none:

New Business:

George was very adamant about having the rebars cut down and after a meeting with Martin, he will cut it with a cutter and the cost will be \$1,408.00. George made a motion to have the cut and it was accepted.

Rodger mentioned that there is sediment on the bottom of the south lake which is used for our sprinkler system but Louise said we got a favorable report from Aquatic system.

Louise read a couple of letters. One was for security cameras which were approved. And one was a letter from Marilyn's resigning from the Board.

George recommended that before someone takes a job on the Board that they let them know in advance what it entails. He said even though Carmen will do our books, we still need, by rule, a full Treasurer on the Board that needs to do all the other things, such as the year end mailings and budget etc.

Carmen said we need a committee to distribute the new boxes for T.V.

We need someone to do the insurance as Carmen feels the Cart is not as secure as it should be. She feels the new person in charge <sup>is</sup> is not doing the job as she feels they should.

Ellen mentioned several homeowners have electric awnings. Louise's concern was that perhaps a permit should be given before an awning be put up.

There was a great deal of discussion about the dog and a member of the Board. The reason is because the dog is more weight than our limit of 20 pounds and a Board member having special privileges. She will run this past our Attorney.

George mentioned that Martin did a great job of mowing the lawns.

With nothing else to discuss, the meeting was closed at 9:2 P.M.

Respectfully submitted,

Anne Shamberg, Secretary

*P.S. On February 2, 2016 I sent  
a sympathy card to Thomas Jensen  
& family on the passing of his  
mother Connie*