

## DELRAY WEST ESTATES BOARD MEETING February 28, 2017

The meeting was called to order by George Kuhn at 7:36 pm.

Board members in attendance were George Kuhn, Ellen Rosenman, Holly Krahe, Sharon McCloskey, Ed Redder, Patricia Pratt, Lynn Amsterdam and Bill Margillo. Ida Ventura was absent.

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

There were no new homeowners present.

### Minutes:

The minutes from the January 24, 2017 Board meeting were read and unanimously approved.

### Treasurer's Report:

Patricia Pratt reported that as of 02/28/17, the checking account balance was \$122,589.09, the pool renovation reserve balance was \$50,201.00, the lake renovation reserve balance was \$51,656.22, and petty cash was \$50.00, for a total cash account balance of \$224,496.31. YTD Capital Contributions total \$3900.00. Outstanding Maintenance Fees of \$4010.00 were reported. Two homeowners are late for one quarter's fees for a total of \$1040.00. A lawyer is handling a delinquency of \$2970.00.

The Treasurer's report was unanimously approved.

### Committee Reports:

Pool: Sharon McCloskey reported that the pool party was a success and will continue as a biannual event in November and February. She is still getting estimates for work needed in the pool area. There was damage done to the pool area and surrounding homes by a vehicle. Ellen asked that in the future, insurance adjusters be shown any damage prior to getting repairs done. Improvements to the edges of the pavers on the walkway to create a more even surface was passed to Bill and Tom for attention.

Lakes: Ed reported that he had inspected Lake #2 and had found some areas needing improvement. He also said that the proposal from Aquatic Systems was on hold, as our plans to work on the lakes would cancel out any attempts to improve the clarity of the water.

Architectural: No member of the Architectural Review Board attended the meeting. Lynn Amsterdam reported that she had trained Jory on inspection procedures. George Kuhn approved items referred to him from the ARB regarding French Drains and the removal of gutters.

Alliance and Rec Center: Reynold Pratt reported that the Recreation Association budget was doing well. The idea of hiring a security guard was dropped in favor of a computerized access system that is still being investigated. There will be a food drive in B building through 4/19. The community flea market will take place next Saturday rain or shine and both indoors and outdoors.

Judy Clemon will serve as one of our representatives to the Recreation Board.

Beautification: Lynn noted that our new legal fictitious name “Delray Villas Plat 2” is ready for use on new signage. Three vendor proposals are still under review. George Kuhn reminded us that the Beautification budget must cover not only signs, but also new trees. Research is needed to determine the type and size of trees that will help us meet county requirements and help with erosion.

Landscaping: Bill reported that the grass was mowed twice during the last month. He has received calls about the installation of French drains and sprinkler problems. A broken main line was repaired by PMA. The repair of this main was complicated because concrete had been poured around the pipes. The sprinkler system was inspected by Bill and Ed and needed adjustments noted. He also reported that the lock on the main pumphouse had been cut off. We will be ordering a new heavy duty lock and ensuring that the only keys are given to Tom and Bill. There are also holes in the pumphouse that need repairs.

Old Business: Lynn Amsterdam thanked the Board and community for their support and expressions of sympathy.

New Business: Sharon solicited community feedback on performance of vendors that advertise in the Grapevine. One advertiser (Peter the Handyman) has been removed due to community feedback.

Lisa Weingarten proposed creation of a simple community website and volunteered to get it going for us. The website will cost approximately \$40/year to run, and can hold copies of documents and resources such as the Grapevine and telephone directory. Advertising revenue is possible to cover expenses.

The proposal to approve starting website development was unanimously accepted.

Homeowner Input – Lisa Weingarten submitted information about the Palm Beach County codes regarding number and types of trees/shrubs. Our community needs to install trees to be compliant. She also noted that if we are concerned with erosion along the edges of the lakes, it would make sense to add and to reduce removal of vegetation and trees along the edges, as their roots will help stabilize the soil.

Steve Ragno reported problems with his neighbor regarding parking on his swale and their reaction to his requests. He solicited help from the Board; however, the Board has no authority to intervene in neighbor conflicts. Steve’s main concern is that he has been told that he is responsible for any damage done to the swale by vehicles parking there, and stated that he will not pay for damages because of his neighbor’s conduct. He also asked for changes to the parking rules that was not approved for action by the Board.

Barbara Peterson looked for direction on installation of hurricane shutters previously submitted to the ARB.

Questions arose about the use of weed killers by the landscapers and how to avoid them being used on areas where edible plants are grown. It was suggested that the landscaping schedule be a feature of the new website. It was also suggested that we inquire about disclosure of all chemicals being used around our homes by all of our vendors.

Regarding the lakes, Hal Rosenfeld showed the original plans for the lakes from the 1977 building plans, which included a 7 foot horizontal slope for each one foot vertical drop. He remains concerned that historic erosion has decreased the storage capacity to an unacceptable level and deteriorated some shoreline areas to the point of danger for homeowners and homes. He stated that the older proposal from EBI included a cost of \$266,000 over a 7 year period. There was some question of the open-endedness of the cost plan raised by George Kuhn.

There was fear expressed that Lake Worth Drainage District might fail to sufficiently lower the water levels in our lakes and canals if other areas required more regulation during a flood event.

One homeowner brought up the fact that we have not established a concrete plan for increasing contributions to the lake restoration reserve fund.

With nothing else to discuss, the Board meeting was closed at 9:33 pm

Respectfully submitted,

Holly Krahe