

### 3/27/2018 DELRAY WEST ESTATES BOARD MEETING March 27, 2018

The Board meeting was called to order by President George Kuhn at 7:38 PM. Board members in attendance were George Kuhn, Ellen Rosenman, Ed Clemon, Sharon McCloskey and Ed Redder.

Absent was Bill Margillo (Excused).

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

New homeowners – No new home owners were present.

#### Minutes:

Minutes from the Feb. 27, 2018 meeting were read and approved with no corrections. Ed Redder questioned the vote on the Lake contract as he said he voted in the negative and felt that that was not noted. He was informed that the vote was 4-1-1 and that his negative vote was noted in that count.

#### Treasurer's Report:

Ed Clemon read the treasurer's report as we currently do not have a treasurer and he reported that as of March 27, 2018, the checking account balance was \$55,016.11, the pool renovation reserve balance was \$55,257.01, the lake renovation reserve balance was \$71,690.81, and petty cash was \$50.00, for a total cash account balance of \$182,013.93. YTD Capital Contributions total \$4,002.00. Outstanding Maintenance Fees of \$6,795.00 were reported. Two homeowners are late for one quarter's fees for a total of \$1,054.00. Zero homeowners are late for two quarters for a total of \$ 0. A lawyer is handling three foreclosures totaling \$5,741.00. The Treasurer's report was unanimously approved with one correction noting five homeowners in arrears, not nine as on the report.

#### Committee Reports:

Pool: Sharon McCloskey - The pool party of March 18 was a success as it was well attended and everyone seemed to enjoy themselves. Thank you to Sharon McCloskey for a job well done. A discussion then followed on changing to a key FOB system (same one that is being introduced by the Rec Board). Judy Clemon made a presentation on the FOB system. Main benefit is security and control over who has access to the pool and the building. The FOB can be turned off and the individual would be denied entry if they are behind in their HOA fees. Additional benefit would be being able to track who was at the pool when any damage occurred and to act accordingly. The company is ENVERA and called for an investment of \$13,130.46. Money to pay for the FOB system would come from the Pool Reserve Account. It was decided that Judy Clemon would discuss with the company a change from three gates wired to just wiring two and to find out how much could be saved. Sharon McCloskey noted that we would save immediately \$1100.00 by not having to replace

the third gate in addition to the cost savings from ENVERA. Discussion was tabled until the next meeting when we should have the actual ENVERA numbers.

Lakes: Ed Redder- Aquatic Systems were on site and sprayed as needed. Everything else was fine. George questioned Lake #2 drainage as he noted a buildup of weeds. This would affect Via Vesta in the event of heavy rains. He will show Ed where the problems are so that Ed can follow up with Aquatic Systems.

Landscaping: - No report as Bill was not in attendance.

Architectural: No report as there was no representation present. Discussion followed about how we need a new ARB as the current one is not doing the job. We are required by Florida law to have an ARB. Lisa Weingarten and Wendy Karger volunteered to serve on the ARB and will discuss with George how to go forward. It was decided to place in the Grapevine the need for homeowners to join the ARB and for the need of a Treasurer on the board. If we do not start getting more volunteers from our community then we will have to look into hiring a Property Management Company in which case we can expect a substantial increase in our HOA fees to pay for the PMC.

Beautification: - No report

Rec.Center: - Judy Clemon reporting that the rec boards Treasury report is in line.

The Rec boards' office has been moved to the old ticket office in the A building. There has been a very small turn out for Rec. Board activities as the last show only had approximately 100 people in attendance. The food drive goes until April 20, 2018. The large water bill was due to the SPA having a leak which has now been fixed. There will be two pool parties sponsored by the Rec Board this summer, one on July 4 and the other on Labor Day.

Alliance: -Reynold Pratt reporting new appraisals are on the Palm Beach County Web Site and available for review. Also benefits for Disabilities are listed.

Old Business: - Ed Redder spoke about Lake #2 and his disagreeing with the contract. He mentioned that he spoke to other people in Plat 4/5 and how they fixed their problem at a lower cost years ago. George noted Ed's disagreement with the contract and reminded him that it had already been voted on and approved. We are just waiting for the addendums to be signed so we can move forward with a start date. The addendums are being added to protect our development in the event that the company does not deliver as promised.

New Business: - Wendy Karger asked how the assessment for the Lakes Reserve will be paid. George told her that more information will follow as we roll out the program.

Good and Welfare: - Harold Rosenfeld spoke at length on the lakes. He challenged the findings of Lake and Wetlands Company and suggested that there was/is a more economical way to fix the problem. George responded that if we had not been

threatened with litigation that we might have been able to explore other alternatives, but we had to act quickly to avoid the legal problems.

With nothing else to discuss, the meeting was closed at 9:15 PM.

Respectfully submitted, Ed Clemon – Recording Secretary