

DELRAY WEST ESTATES BOARD MEETING March 28, 2017

The meeting was called to order by George Kuhn at 7:30 pm.

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

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

There were no new homeowners present.

Minutes:

The minutes from the February 28th, 2017 Board meeting and the March 15, 2017 special Board meeting were read and unanimously approved.

Treasurer's Report:

Patricia Pratt reported that as of 03/28/17, the checking account balance was \$91,282.41, the pool renovation reserve balance was \$50,202.93, the lake renovation reserve balance was \$51,662.58, and petty cash was \$50.00, for a total cash account balance of \$193,197.92. YTD Capital Contributions total \$4890.00. 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 she is still getting estimates for repairs and improvements in the pool building. Needed repairs to the pavers on the walkway will take place soon. Mario Ventura contributed work to redo the tables, which look great!

Lakes: Ed reported no news on the lakes, but that he had researched repairs on the golf cart and located a vendor who quoted \$107 monthly for maintenance. George Kuhn requested that he obtain a quote for a biannual checkup rather than monthly. Ed expressed concerns about liability details in our community insurance and Ellen will meet with him to review the policy.

Architectural: Two members of the ARB were present. Lynn Amsterdam reported that the final determination of acceptable paint colors was imminent. George Kuhn asked that the ARB create a summary report for the Board meeting, detailing what requests were approved and which were not. Responsibility for approving tree additions and changes is now a duty of ARB.

Alliance and Rec Center: There was no Rec Center report. Steve Ragno gave a report on the Alliance presentation on animal regulations. He indicated that attorney Gersten indicated that the Federal rules regarding medically necessary (service) and emotional support animals are not beneficial to community associations, and that there is sponsored legislation in the pipeline to remove associations' ability to impose rules. Our community may lose the ability to enforce the twenty pound size limit, but can still regulate the behavior of domestic pets. Board members who perform homeowner interviews should become familiar with the legal limitations and review our application/interview procedures. Steve provided a detailed document that is available for our reference.

Beautification: Lynn Amsterdam reported that possible replacements for the entry signs are still being considered. She mentioned five tree species that meet the height and canopy restrictions: Geiger, Crepe Myrtle, Spanish Stopper, Understory, and Glaucous Cassia. To meet County guidelines, we are still soliciting homeowners willing to add trees on their properties.

Landscaping: Bill Margillo reported that the pumphouse had been repaired, and the hedges had been trimmed in addition to two lawn cuttings.

There was a disturbing incident on Via Minerva where ficus hedges had been unexplainably cut to the ground along with disassembly of a homeowner's security system. Responsible parties have not been determined. Any actions on common ground bear liability consequences.

Holly noted that landscaping personnel still appear to not be aware of the meaning of the "do not trim" reflectors.

Old Business: Ed Redder brought up continuing parking violations. George Kuhn stated that compliance is the job of all Board members, and invited us to enforce regulations via personal communication and/or written notifications. While it is always preferable for neighbors to discuss and resolve problems before official action is taken, continued violations can be addressed in writing, citing both community and City parking regulations.

Ellen proposed a vote to accept the current community insurance vendor's proposal for the Tapco and worker's compensation policies, at a cost of \$2741.32. She mentioned that the premiums had increased only 0.2%. This was unanimously approved.

New Business: Lisa Weingarten reported that the new community website was up and running and solicited feedback. The cost of \$96/year is covered by ad revenue of \$96.00. There was discussion of adding a closed Facebook group that would help notify homeowners of changes to the website.

There was discussion of the number and specifications for new signs notifying the community of meetings, as legally required. It was proposed that three signs (yellow with black print, at \$25 each) be purchased and posted at the entrances and the pool; this was unanimously approved.

The weed killer being used in our community is Roundup.

Homeowner Input –

Roger Mayrand expressed concern about the shedding of branches from the Norfolk Pine adjacent to the lake in his backyard. The Board has estimates for removal of this tree.

Hal Rosenfeld spoke again regarding his concern about potential damage to his and other homes due to erosion. George Kuhn indicated that EBI had not provided a requested proposal for the three-building approach approved at the special Board meeting. Hal persisted in requesting that we sign off on EBI working on only his shoreline immediately. George Kuhn will meet with EBI in two days to hopefully get a proposal and is also expecting additional input from engineers contacted. It is expected that a survey of the lakes will be done in the next few weeks and that this information, along with input from SFWMD and a certified engineer, and any other proposals received, will be presented to the Board for final approval. Hal wanted to provide questions to ask in the upcoming meetings, but refused to put them in writing/email.

Lisa Weingarten read a letter she had written to the Board regarding the anxiety being experienced by her family and Hal's due to their properties' severe erosion problems.

Helen asked about posting "No Trespassing" signs to discourage landscapers and others from helping themselves to bananas in her yard. It was noted that our rules do not allow signage. This problem will be brought to the attention of Tom (PMA).

There is also a need to identify dog owners who allow their animals to leave waste on others' yards.

Trucks with side windows are not considered to be restricted "commercial" vehicles.

With nothing else to discuss, the Board meeting was closed at 9:30 pm

Respectfully submitted,

Holly Krahe