

DELRAY WEST ESTATES SPECIAL BOARD MEETING MARCH 15, 2017

The meeting was called to order by George Kuhn at 11:04 am.

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

The only purpose of this meeting was to discuss possible approaches to planning lake renovations and for a Board vote on the best approach for right now. No homeowner input or extraneous discussions were solicited.

George Kuhn emphasized that no contracts or proposals were involved and that all costs were estimated.

President Kuhn presented five scenarios to the board, as follows.

PLAN A

This is the historical approach proposed by EBI to the Board one year ago, in which EBI handles improvements to both lakes. The cost of this was estimated last year as a one-time assessment of \$1500 per homeowner, or an increase of \$50/quarter in maintenance fees for seven years. There is some controversy about the total costs of this approach. George Kuhn stated that the EBI proposal called for three payments of \$88,000. The lake reserve account balance at the time of the proposal last year was approximately \$36,000; today it is approximately \$51,000.

PLAN B

This approach involves allowing Hal Rosenfeld to contract with EBI to repair the lakefront at only his building, which is one of the properties in most dire need of improvement. Because this repair would be done to common property, Hal would need approval to proceed, and the Board would reimburse him for the cost (approximately \$9000) when the full project is funded and approved.

PLAN C

This approach involves contracting EBI to make repairs to five homes along lake #2, including Hal Rosenfeld's unit, all of which are in need of timely improvement. These areas represent the worst problems included in a full lake restoration. The approximate cost of this approach is \$38,000-\$40,000.

PLAN D

This approach involves taking stopgap measures to dredge areas of the lakes, fill in the shoreline throughout the community, and install sod over the filled areas. There is no estimated cost available, and this approach does not address the need for a long term solution in 5-7 years.

PLAN E

This approach involves taking no action until the lake reserve account is built up.

Holly Krahe asked if we could consider A "Plan F" in which a true engineering study could be conducted to definitively pinpoint the status of the lakes and the possible remediation techniques. She stated that

she is not comfortable moving forward without analysis and input from a disinterested party rather than a contractor.

George Kuhn stated that he had consulted with three engineers in the past, but had not gotten satisfactory feedback from them. Hal Rosenfeld is an engineer and EBI utilizes engineers to generate their proposals, but the Board has not seen any legitimate engineering reports that would assist in making the best decision.

There remains dispute about the information in the EBI contract vs. in the minutes of the Board meeting where it was presented – yet many current Board members have never seen or read the aforementioned contract.

Ed Redder wants insurance information regarding liability for damage to homes from failing shorelines.

Ellen suggests that the Association undertake a Reserve Engineering study to have information on the reserve needs for all of its assets and properties, including the lake, to use in long-term planning.

George suggested that information about asset life and replacement costs could be obtained from our service vendors/contractors.

- 1) George called for a vote on starting a lake engineering study and this was approved 9/0.
- 2) George Kuhn asked for voting on each approach plan and Plan C was approved with a vote of 4/3.

EBI reportedly is willing to do the project in pieces or in whole at the same price per foot of shoreline.

We will solicit other bids for the Plan C 5 home project and for overall engineering analysis.

Two requests forwarded to the Board from the ARB for French Drains were unanimously approved.

With nothing else to discuss, the Board meeting was closed at 12 noon

Respectfully submitted,

Holly Krahe