

## DELRAY WEST ESTATES BOARD MEETING April 25, 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 March 28th, 2017 Board meeting were read and unanimously approved with minor corrections.

### Treasurer's Report:

Patricia Pratt reported that as of 04/25/17, the checking account balance was \$127,961.36, the pool renovation reserve balance was \$51,955.06, the lake renovation reserve balance was \$54,164.82, and petty cash was \$50.00, for a total cash account balance of \$234,131.24. YTD Capital Contributions total \$5880.00. 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. Pat reported that the association's tax returns had been filed as required. The Treasurer's report was unanimously approved.

George Kuhn reported that our lawyer, Steven R. Braten, notified us that he is moving to a new firm (Rosenbaum, PLLC). A decision about whether to continue with him at his new firm, or to continue with the old firm, needs to be made. A motion was made to continue with his services at his new firm, if the costs were not more than 5% more than current costs. George Kuhn will contact the attorney to verify future costs. This was unanimously approved.

### Committee Reports:

Pool: Sharon provided the board with estimates for pool building renovations from multiple vendors. She and Steve Lutsk recommended using Bob Davis for painting and Northwest Contracting for demolition and refinishing in the bathrooms and saunas plus cementing over the shuffleboard area. They also recommend using KC Tile Restoration for cleaning and refinishing tiles, baseboards, and grout in the bathrooms and closets. The sauna areas will be converted into rooms to hold files and for interviews and meetings. Most fixtures will be replaced, except the bathroom stalls, which will be painted. The areas behind the cedar walls will be inspected to ensure that there is not a mold problem. It appears that all of the needed repairs and renovation can be accomplished using these vendors for \$21, 629.00 or less. A motion to proceed with these projects was made and approved by a vote of 6-3.

Lakes: Ed reported that Aquatic Systems had done their maintenance on 4/12. He also mentioned seeing stone 'bric a brac' canal walls being used in a new development on Lake Ida Road. The FWC nuisance alligator line was notified about two alligators in our lakes. Monitoring will continue for 45 days after the notice.

George Kuhn and Patricia Pratt reported on progress of the lake improvement project.

On March 22, 2017, they met with engineers Stephen Williams, VP Keith & Associates, and Kenneth Mudd SFWMD. They walked and inspected the banks of Lake 2. Both agreed they did not see any lake bank erosion compromising the surrounding shoreline. They suggested that we could restore the lakes to a flatter slope for better safety and promote more vegetative growth to enhance the overall health of the lakes. The next step would be a survey to show the existing condition and depth of the lakes. We have just received their survey proposal: survey cost \$6,400; Engineering Study & Report \$3,200 (total cost \$9600).

On March 27, 2017, they met with Marthinus LeRoux of EBI. They again walked the banks of Lake 2. EBI does not provide any engineering services nor surveying, nor will they obtain approval from LWDD or SFWMD on the proper installation of the Geo-tube (Approval for Geo-tube is a must per SFWMD's Ken Mudd account). He also stated that he did not see any building structures proximate to the lake that were in immediate danger. He provided us with a quote to install geo-tubes and sodding for the 5-building area previously discussed, at a cost a little more than \$30,000. The previously supplied proposal for only one home did not include sodding, as the area is too small for that service.

They also contacted Chris Rogers of Bohler Engineering, who recommended David & Gerchar Surveyors. They provided a quote of \$4,750 for 28 cross sections or \$8,500 for 56 cross sections to survey.

Patricia also contacted Estate Management Services, who proposed a bathymetry survey at a cost of \$1,750 for both lakes. EMS would provide us a report that would identify depth contours, sediments volume, sediment composition, weed mass volume, and size and volume of the ponds. The contour reading would show the original grading of the shoreline as compared to today's. Also, they would make available drawing files in GIS x-y-r axis or TFG-Google Earth Map compatibility format to be used elsewhere if they were not selected to do the dredging or other work in the bidding process. They have done work with other engineering firms and could provide us with referrals.

There were other vendors contacted who did not return calls or declined to provide quotes.

Maria Brasso, of our insurance carrier, has requested data on the acreage and depth of the lakes in order to maintain our insurance. Because only two days were given to provide this information, only estimates can be given to her.

Architectural: Jory reported that the ARB is continuing to inspect homes and that 16 letters were sent from the initial inspection regarding painting, cleaning, and trimming. Jory asked for feedback from the board on which new color combinations would be selected from the possibilities compiled by Lynn Amsterdam. He will coordinate with board members so they can see the options. It was decided that if homeowners wish to keep their current home color that was on the previous approved option list, it is permissible. If they decide to change colors, they will need to select from the new color palette options. The requirement for adjoining homes to use the same color scheme still applies for new painting. In the case where a roofmate has

agreed to use an approved color scheme that is not in the current options, the signed document holds true.

Alliance and Rec Center: Reynold and Judy reported that the main pool heater/cooler had broken and replaced at a cost of \$18,800. Obtaining a new service agreement is being considered. The woodwork in the Bocce courts will be replaced with TREX. A personal trainer has volunteered to give free help on Wednesdays from 9:30 to 11:30 in the gym. Dancing with Debi and Jill will take place from 7-9 every other Friday. The sound booth and microphone required repair and the sign is getting a \$200 upgrade. The projectors need replacement. The security project is still in definition.

Beautification: Lynn Amsterdam supplied the board with bids received for new entry signs and plantings. There was discussion about creating a double-sided sign pulled out toward the road and improved lighting so that motorists from both directions can see the signs. This will require research into getting permission from the county and permitting. Lynn will get input on costs to make location and lighting improvements.

Landscaping: Bill reported receiving multiple calls for sprinkler repairs and adjustments, which have been handled. The sprinklers in one area had been running four nights in a row due to a bad valve; this was repaired by PMA.

Old Business: None.

New Business: We need to learn how to set up and use the microphone in the room for future meetings.

George Kuhn reported that he is getting notifications from Citizen Observer Patrol about parking violations. Although we all are interested in decreasing the problems, the association has no authority regarding the swales and sidewalks. George will attempt to attend a COP meeting to ask them to refer the violations to the police rather than to him.

Homeowner Input – Michael Weingarten asked that the board not let the momentum drop on getting the lake improvements defined and started. George Kuhn assured him that it is being diligently pursued and will be discussed at each board meeting.

The ongoing presence of a rental commercial van was reported on Via Vulcanus. It was suggested that the homeowners be contacted about this problem related to renters of the home.

Fishing is allowed in our lakes.

The removal of palm fronds accumulating along fences is not included in the landscaping contract.

George Kuhn asked that we police ourselves in terms of loose trash in our yards that ends up in our lakes. Please pick up and properly dispose of any bags or debris you find!

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

Respectfully submitted,

Holly Krahe