

May 22, 2018 DELRAY WEST ESTATES BOARD MEETING

The Board meeting was called to order by President George Kuhn at 7:30PM.

Board members in attendance were George Kuhn, Ed Clemon, Ed Redder, and Sharon McCloskey. With four members being present, we have a quorum.

Absent were Ellen Rosenman (Illness) and Bill Margillo (Excused)

Two guests were present: Stuart Fischer of Lake and Wetlands Management Co. and Attorney Steve Braten

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

George announced that he was appointing Wendy Kerger to the board. There were no objections from existing board members. The board now stands as 7 members therefore a quorum will be 4 going forward.

New homeowners – Two new homeowners were present and welcomed by George.

Minutes:

Minutes from the March 27, 2018 meeting were read by Ed Clemon and approved. Ed stated that there are no minutes for April as we did not have a quorum of the board therefore there was no meeting.

Treasurer's Report:

Ed Clemon reported that as of May 24, 2018, the checking account balance was \$85,354.17, the pool renovation reserve balance was \$55,261.65, the lake renovation reserve balance was \$71,696.69, and petty cash was \$50, for a total cash account balance of \$212,362.51. YTD Capital Contributions total \$7,014.00. Outstanding Maintenance Fees of \$11,025.00 were reported. 9 homeowners are late for one quarter's fees for a total of \$4,743.00. 1 homeowner is late for two quarters for a total of \$1,054.00. Our lawyer is handling 2 Foreclosures totaling \$5,228.00.

The Treasurer's report was unanimously approved as read.

Stuart Fischer of Lake and Wetlands Management Company then made a presentation explaining what his company will be doing regarding the repair of lake #1. He then took questions from homeowners in attendance. Obviously, the repair of the lake is of primary importance but the repair will also address safety concerns along the shore line as well. His presentation and answers to homeowner's questions were well received.

Attorney Steve Braten explained the addendum to the L&W contract and how the warranty was extended from 5 years to 10 years. Also addressed any litigation issues that could arise and how they would be handled.

A homeowner then complained about lack of communication of issues (that there was no prior notice as to what would be discussed at board meetings) from the board. George patiently explained that notice of all board meetings are listed in the Grapevine and encouraged the homeowner to start attending on a regular basis.

The Addendum was then voted on and approved by a 4 to 1 vote. Ed Redder voted in the negative.

We then had a lengthy discussion regarding how the assessment to pay for the lake work would be collected. Two proposals were put forth to the board:

The first plan was for the \$800 to be paid one of two ways, either all up front (one time payment) or quarterly with a \$25 handling fee attached. George expressed concerns regarding the \$25 handling fee.

The second plan was presented with one change from the first one. It eliminated the \$25 handling fee and changed it to a late fee instead.

The second plan was passed by a 5 to 0 vote. The fees can either be paid up front in one lump sum or quarterly beginning one month after the HOA is due starting August 1, 2018 and will run for four quarters.

Committee Reports:

Pool: Sharon McCloskey reported that she is still getting proposals for a heat pump replacement. A refrigerator/freezer has been donated by Linda Downs for the pool area. New plants were donated by Wendy, Steve, and Lisa along the parking lot and a new potted Lily plant was donated by Wendy. Thank you all. Due to a negative forecast for Memorial Day week end, the pool party scheduled for that date will probably be cancelled. Look for an e-mail advising same.

Lakes: Ed Redder reported that Aquatic Systems did their monthly spraying for weeds. He reported that the Weir on lake one is broken and will have to be repaired or we are facing a fine from the county.

Landscaping: George gave the report. Sprinkler system has been repaired. HOMEOWNERS ARE NOT ALLOWED TO SPEAK TO ANYONE OF THE LANDSCAPERS. ANY PROBLEMS SHOULD BE BROUGHT TO EITHER GEORGE OR BILL'S ATTENTION ONLY.

Architectural: No report.

Beautification: Waiting for proposals from companies regarding new signage before we move forward. Budget is very low at \$1,500.00.

Alliance: Reynold Pratt gave the report. Said Drone delivery by Amazon is coming. Crime is down.

Recreation Center: Judy Clemon reported that new tile was installed in the A Building near the doors as it had to be replaced. Entertainment has been lined up for next year. Channel 63 is up and running. We are asked to watch channel 63 for updated Recreation Board information.

Old Business: No old business

New Business: No new business

Members Participation: Michael Weingarden asked for updated information regarding our Web site as we were instructed to take it down. George responded that he had been busy working on the other pressing issues and would address it going forward.

A homeowner questioned about a home that needs painting and is an eye sore. George told her that the home is in foreclosure and there is nothing that we can do. Homeowner complained to the ARB but never got a response.

Questions regarding any plantings (flowers or trees) should be addressed to ARB.

With nothing else to discuss, the meeting was closed at 9:50PM

Respectfully submitted,

Ed Clemon

