

DELRAY WEST ESTATES BOARD MEETING May 23, 2017

The meeting was called to order by George Kuhn at 7:32 pm.

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

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

Bridgetta Cabrera introduced herself as a new homeowner.

Minutes:

The minutes from the April 25, 2017 Board meeting were read and unanimously approved with minor corrections.

Treasurer's Report:

Patricia Pratt reported that as of 05/23/17, the checking account balance was \$103,584.53, the pool renovation reserve balance was \$51,957.04, the lake renovation reserve balance was \$54,164.82, and petty cash was \$50.00, for a total cash account balance of \$209,756.39. YTD Capital Contributions total \$5880.00. Outstanding Maintenance Fees of \$10,770.00 were reported. Twelve homeowners are late for one quarter's fees for a total of \$6240.00. One homeowner is late for two quarters for \$1040.00. A lawyer is handling a delinquency of \$3490.00. The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon reported that the pool building renovations will start tomorrow and should last about ten days. The pool and one bathroom will remain open for use during the project. The exterior is also being cleaned. Bill will follow up on PMA finishing the walkway improvements.

George Kuhn emphasized that we are repurposing as many materials as possible in this project – i.e. the sauna doors will be converted to tables for the picnic area. Wood/lumber can be reused for new amenities. The question was raised about getting umbrellas for the patio tables and Sharon will follow up on this.

Lakes: Ed reported that Aquatic Systems inspected the lakes and sprayed weeds on 5/17 and reported no problems. The alligator in Lake 1 died and was removed by FWC contractors. There may still be an alligator present in Lake 2.

Sharon asked about removal of large palm fronds from the lake in the pool area; this was referred to Bill to discuss with PMA.

Architectural: Jory reported that the ARB sent out 46 letters last month about needed home maintenance. The golf cart apparently broke down during inspections. He asked that the board quickly make a final decision about the new color palette for home painting so that the backlog of painting requests can be handled. Four or five of the thirteen proposed color combinations need to be selected.

Alliance and Rec Center: Judy reported that there was an “A” building walkthrough connected to the bathroom improvements. No assessments are being considered for this expense. The new security system is still in definition.

Beautification: No report.

Landscaping: Bill reported getting calls about hedges not being trimmed along the sides of some homes; the contract with PMA calls for only trimming back to air conditioner units. There were problems with sprinkler heads that were corrected in the front and sides of homes. The back sprinklers can be checked when the golf cart is back in service. Miguel and Bill checked the golf cart battery and found it overfilled with water and showing some corrosion. They cleaned the terminals and put the cart on full charge. Testing of the battery terminals showed appropriate readings. Bill got quotes for future golf cart service of \$70 per service call and \$75/hour labor, plus parts. A vote was called to approve this service and was unanimously approved. It is advised that those using the cart check the battery fluid and condition regularly. The sprinkler valve repaired last month requires replacement.

Sharon reported malfunctioning sprinkler heads in the pool area and that the walkway improvements are still not complete; Bill will speak with PMA about this.

Old Business: George Kuhn had intended to attend a Citizens Observer Patrol meeting but was advised not to attend. Ed talked informally to a participant prior to the meeting and was told that parking violations are the “problem of the Plats,” not the Sheriff’s patrol. Yet, we continue to get notices of violations that we have no way to enforce. We will follow up on the problems with the PBSO.

New Business: Several problems were experienced with our insurance agency, which led to our being forced to make additional payments. The increase was based on erroneous information (frame vs. CBS construction), which we disputed using PBC records; we will be reimbursed the overpayment. The hurricane deductible has also been raised from 5% to 10%. Ellen and George asked that we investigate alternate insurance brokers and companies to get better customer service; Ellen has already started research on alternatives. We must stay with the present insurer for at least 90 days (August).

A letter was received from a homeowner requesting changes to the board meeting minutes from over one year ago (March 2016). George and Holly examined the documents and statutes and found no mention of the requirement to modify minutes retroactively. Changes to previously approved, recorded and archived minutes would have no effect on historical or current board decisions.

Homeowner Input –

Angela O’Connell asked about the lake project. There is no new information available on the lake improvement project, but a report is due this week from an additional contractor.

With nothing else to discuss, the Board meeting was closed at 8:40 pm

Respectfully submitted,

Holly Krahe