

June 26, 2018 DELRAY WEST ESTATES BOARD MEETING

The Board meeting was called to order by George Kuhn at 7:35 PM.

All Board members were in attendance.

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

New homeowners - No new home owners were in attendance. It should be noted that we only had 7 people in attendance at the meeting and two of those were spouses of board members. Extremely poor turnout that is very disconcerting to the board.

Minutes:

Minutes from the May 22, 2018 meeting were read and approved with no corrections.

Treasurer's Report:

Ed Clemon reported that as of June 26, 2018, the checking account balance was \$61,431.83, the pool renovation reserve balance was \$57,014, the lake renovation reserve balance was \$36,599.73, and petty cash was \$50.00, for a total cash account balance of \$155,095.56. YTD Capital Contributions total \$8018.00. Outstanding Maintenance Fees of \$6,809.00 were reported. Three homeowners are late for one quarter's fees for a total of \$1,581.00. Zero homeowners are late for two quarters for a total of \$0. A lawyer is handling two foreclosures totaling \$5,228.00. It was also noted that we have already received \$14,400.00 for the special assessment even though the first payment is not due until August.

The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon McCloskey gave the pool report stating that the heat pump has to be replaced. She solicited three proposals and only heard from two companies. One was for \$16,200.00 and Atlantic Pool came in at \$12,950.00 (no tax). Need to sign the contract by July 15 to avoid a cost increase. The existing chiller won't be activated until the middle of July, but if it doesn't work the system will have to be replaced sooner rather than later. We are trying to hold off until September for the work to be done. The board accepted the bid from Atlantic Pool and signed the contract approving half of the bill to be paid by July 15.

We have some cement cracks on the picnic area. Steve Lutsk has placed calls to North Star Contracting to repair the problem with no result. Steve called again this morning and a representative met him at the pool today. He said it will be taken care of as it is under warranty.

More plants were added around the pool by Wendy. She also finished painting the four benches and they looked great. Thank you for your great work.

Pool party is planned for July 4, and everything is on track.

Lakes: Ed Redder reported that the lake levels and clarity are fine. We had our usual clean up and maintenance performed with spraying. We are reviewing the problems in lake #1 as the weir is broken. We need to get a contractor to send someone into the lake to properly assess

what has to be done to repair the weir and possible the tubes and pipes. Ed got an estimate of cost for that individual to be between \$500 and \$1,000. Ed Clemon made a motion to allocate the money to get the estimate done. After much discussion with George suggesting that we find out what it would cost to get a company to come in and put a camera through the pipe to properly assess the damage and determine exactly what has to be done Ed Clemon withdrew his motion. We need more detail before we can move forward. Ed Redder will contact an engineering firm to see what the cost of that preliminary work would be.

Landscaping: Bill Margillo reported that the sprinkler system has been down (off) because of all the rain we have been receiving. Upon examination of the system, it was found that the pump was running 24/7 as the timer was off and had to be reset. System is still in the off mode until PMA can get to look at the problem. We had two cuttings last month.

Architectural: No one present from ARB therefore, no report.

Beautification: Looking to replace the lights on our entrance signs and do some new plantings as well.

Alliance: No report.

Rec. Board: Judy Clemon reported that the Rec. Board would like to be advised of all plans for pool parties going forward so they can put them on their calendar. They want everything on their schedule. Sharon said that it is not in their documents to say we have to tell them what we are doing. George complained that he was treated very rudely by the individual of the Rec. Board that he spoke to regarding the issue. This discussion became very heated and George had to remind everyone that Judy Clemon was on our side and only reporting what the Rec. Board wanted. As far as it being in their documents, Judy C. will research and report back. George said that we will give the Rec. Board the information that they want, BUT only as a "courtesy" not because they have demanded the information.

Old Business: No old business.

New Business: George was concerned that one of the homeowners had signed up for something from the county using Delray Villas West Estates Townhomes without getting permission from the board. The document that he had he had interpreted incorrectly and that was not what the individual had done. George still wants the individual to have everything approved before posting. This will not happen as she is using her own e-mail and not acting as a representative of DRVWT association.

With nothing else to discuss, the meeting was closed at 8:48 PM.

Respectfully submitted,

Ed Clemon, recording secretary