

DELRAY WEST ESTATES BOARD MEETING June 27, 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 Lynn Amsterdam. Bill Margillo and Ida Ventura were absent.

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

No new homeowners were present.

Minutes:

The minutes from the May 23, 2017 Board meeting were read and unanimously approved with minor corrections.

Treasurer's Report:

Patricia Pratt reported that as of 06/27/17, the checking account balance was \$72,279.44, the pool renovation reserve balance was \$51,959.39, the lake renovation reserve balance was \$54,164.82, and petty cash was \$50.00, for a total cash account balance of \$178,453.65. YTD Capital Contributions total \$5880.00. Outstanding Maintenance Fees of \$5050.00 were reported. One homeowner is late for one quarter's fees for a total of \$520.00. Two homeowners are 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 most of the pool area renovations are complete. Doors for the showers are on order and will be installed on arrival. She applied for a PBC permit for the cementing of the shuffleboard area. She and the board extended appreciation to Steve Lutsk for all his assistance and work on this successful project. Problems occurred with the air conditioning which have been remedied. The pool was closed for one day to replace the inline vacuum cap. Arline Tanzer kindly donated a card table and chairs for the new meeting room. The new permit for this year is posted.

There have been several incidents where small children have been left unattended at the pool. We will consider sending a warning letter to the homeowner, consulting our lawyer, and not approving renewal of the rental lease for the parties involved.

Sharon reported that PMA has still not completed the improvements to the pool walkway.

A community party is planned for the Fourth of July.

Lakes: Ed reported that despite the lakes getting a good report after the 6-month maintenance mid-June, on or about 6/28 there was a fish kill in Lake 2. Aquatic Systems cleaned up the 200-300 dead fish, and their biologist could not see any obvious causative factor. Water testing needs to be done immediately after a fish kill, and Ed will get a firm quote from Aquatic Systems for emergency water analysis if this occurs in the future. The board can then give authorization for emergency testing expenses. Research also needs to be done on other communities' experience with fish kills.

Architectural: Denise reported that the ARB is behind in inspections because of the malfunctioning golf cart. She expressed that the ARB is working to maintain community standards balanced with “heart.” She also inquired about approval of the new painting colors.

Alliance and Rec Center: Steve Ragno submitted a summary of three bills recently passed in the Florida Legislature that affect our community. SB 398 requires community associations to issue an estoppel in ten days. We should consider using an estoppel template to allow quick handling of all the data involved. HB 1237 imposes penalties for bad behavior by condominium officials but may foreshadow similar rules for homeowner associations. HB 653 allows board members to lawfully communicate via email, but not in connection to any voting. This form of communication has already been discussed in terms of liability and retrievability.

Reynold Pratt reported a leak in the C building that has not been addressed by the roofer. The jacuzzi pump was repaired at a cost of \$2000. Entertainment costs may be raised next season due to losses experienced. The security project is on hold until the Fall, and includes only one quote to date.

Beautification: Lynn introduced guest speaker Chris Kirby from Fast Signs, who gave a presentation on the types of sign coatings and lettering available for the composite monument signs we are considering. He explained how these materials are designed for our climate and that they carry ten-year warranties. He also left literature and prototypes. PBC has given permission for us to move our signs out into the roadway swale to improve visibility, but a formal permit must be applied for. Financing can be arranged through a bank, online. He provided a quote for permitting, removal and installation, and either a single or double-sided composite sign with LED lighting. The cost for two double-sided signs, including permits and removal/installation, would be approximately \$22,500.

A committee consisting of Lynn, Ellen, and George will meet at 10 am on Friday at the pool to finalize the selection of painting colors.

Landscaping: George Kuhn read a written report from Bill. In addition to sprinkler repairs, the priming pump in the pump house was replaced, and the valve at 13345 Via Vesta was repaired. Sprinklers continue to run during rain events.

The contract with PMA does not include trimming of hedges around cable boxes, nor hedges on the sides of homes behind the air conditioner. Steve Ragno noted that this was routinely handled by the previous landscaping vendor, and that some hedges are not being properly maintained by homeowners. This should be referred to the ARB for action.

Old Business: Lake & Wetland Management submitted a bid for erosion repair in the 500-linear foot area previously determined to be highest priority. There are still open questions being addressed with this vendor, including: What slope will be achieved? What is the completion timeframe? References, and costs for installing water plants. Board members will comment and possibly vote at the next meeting.

New Business: Ellen thanked the board and community for their support during her recent loss.

Homeowner Input –

Charlotte Cutler thanked Ed and Bill for their help with the fish kill and Pat for her efforts to get bids on the lake improvement project.

With nothing else to discuss, the Board meeting was closed at 9:10 pm

Respectfully submitted,

Holly Krahe