

DELRAY WEST ESTATES BOARD MEETING JUNE 28, 2016

The Board meeting was called to order by President George Kuhn at 7:35 p.m.

All Board members were in attendance, including Holly Krahe acting as secretary.

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

There were no new homeowners present.

Minutes:

The minutes from the last meeting were read by Holly Krahe and approved unanimously as amended after several corrections.

Treasurer's Report:

Patricia Pratt reported that as of 6/28/16, the checking account balance was \$94,046.43, the pool renovation reserve balance was \$35,186.90, the lake renovation reserve balance was \$41,644.10, and petty cash balance of \$50.00 (total cash accounts of \$170,927.43).

Outstanding Maintenance Fees total \$2052.84. One homeowner is making agreed delinquent payments toward a debt of \$582.84, and a lawyer is handling another delinquency of \$1470.00.

The Treasurer's report was unanimously approved.

Committee Reports:

Pool:

Sharon McCloskey reported that the pool will need to be closed for one day after July 4th to allow Bob Davis to paint the inside of the pool lip. Signs will be posted.

Charlie from Atlantic Pools suggested that the pool may have one or more leaks. The pool can be checked again in the fall to see if the leak is worse. Finding the leaks will cost \$900, with any fix of a leak costing at least \$1200 per leak. If the leak is not found to be worse this fall, then repairs can be handled in next year's budget. Although this does not appear to be an emergency situation, careful monitoring is required.

There was discussion about whether the board was willing to reimburse \$600 in transportation costs to move the large commercial-size grill that Mario Ventura was willing to donate. After extensive discussion of the pros and cons of accepting, housing and monitoring the use of the grill, a motion to approve the expense was not seconded, and the grill transportation expense was not approved. The board appreciates Mario's generous offer.

The July 4th pool get together was still planned to take place.

The radio attached to the new speakers is apparently temperamental and prone to static. Homeowner Derek Hannan volunteered to look for a radio receiver that he would donate.

Sharon asked that she be given copies of the contracts with Atlantic Pool and Jeff so she can monitor contract compliance.

Lakes:

Rodger Mayrand reported that the improper installation of the weir in lake #2 results in it being clogged with weeds from the nearby bank. He proposes that Aquatic Systems clear the weeds every 2-3 months. Permits and changes to the weir's location would be much more expensive. George Kuhn requested that we investigate alternate methods to deal with the clogging of the weir, such as creating more space between it and the lake bank – tabled for now.

Australian Pine seedlings are to be removed from lake #1 at no charge.

Removal of an invasive Australian Pine tree along the bank is estimated to cost about \$1100.

George Kuhn discussed information from the Lake Worth Drainage District guidelines regarding installation of weirs. He asked for a meeting with Aquatic Systems to nail down what they are contracted to do. He suggested that we investigate alternate providers for spraying, weeding and monitoring water quality.

Rodger will discuss our concerns with the Aquatic Systems District Manager.

Landscaping:

Bill Margillo reported that Martin had repaired the sprinkler head at 13119 Via Minerva after he discovered that the remote did not work. Martin reported that the sprinkler pump had malfunctioned due to burned out wires. The remote and wiring were repaired.

George Kuhn installed a new lock on the sprinkler controls and pump house and expressed concern about the security of keys for all our facilities and equipment.

Planting will be replaced at both entrances and Lynn Amsterdam will assist in selecting new plants.

There was a complaint from 13313 Via Vesta that landscapers had cut vegetation in spite of a posted red marker. Martin will check into this.

Architectural:

In the initial review of the south end of the development, 27 homes were found not to be in compliance. Letters will be going out to those homeowners. One tree was noted that requires removal, but Code Enforcement needs to be consulted to determine if there are requirements for replacing removed trees. Lynn noted that there has been good compliance by homeowners after being contacted.

There are questions about privacy plantings adjacent to patios and whether they are on common property. County surveys should supersede other data sources when determining the property lines for each home.

Properties adjacent to the Lake Worth Drainage District property/waterway will be surveyed at no cost to homeowners to clarify and mark property lines. Vegetation planted on or encroaching on the District's right of way must be removed to allow equipment access to the waterway. Homeowners in this area will be notified about work to be done at their own expense.

There continues to be problems with blocking of sidewalks.

Rental of rooms to non-family members is not permitted.

Fifty-four homes adjacent to the lakes will be impacted by requirements to change drainage in an effort to halt the erosion problem. Letters will be going out to these homeowners explaining what is required to be done, at their own expense.

Requests for modifications:

Martin and Grace Soltiverde on Via Vesta requested an 8 foot extension of their driveway. This was approved by a vote of 7 to 1.

Derrick Hannan and Amy Richardson requested to create a diagonal driveway extension over their lawn area from the sidewalk to their door. George Kuhn cautioned that the plumbing and electric locations need to be determined because of the unusual placement. With changes to their diagram and the requirement to obtain any needed permits, this was approved by a vote of 5 to 2.

Rose Hopper requested and received permission to paint, which was approved.

Lynn passed out information from the attorney on the statute regarding architectural guidelines (720.3035)

Alliance and Rec Center: No report was available, and the representative position is vacant.

Old Business:

Ellen suggested that options and guidelines for fixing gutters on the edges of the lakes be added to the letters to impacted homeowners. George Kuhn will work on this.

New Business:

Lynn Amsterdam reported that our attorney wants to visit the new board at a meeting, free of charge, to meet new members and to discuss the new interview application. Lynn suggested that input from the attorney would be appropriate for the interview/application document and for notification of homeowners impacted by the Lake Worth Drainage District requirements.

Lynn will provide Ellen with a list of homeowners that will require notifications.

Mr. Reynolds was asked to assume the responsibilities of Recreation and Alliance representative because Steve has resigned that position.

It was requested that all current vendor contracts be located, and that copies be given to the committee chairs and be stored centrally for reference and upcoming budget needs. The reference copies can be stored in the filing cabinet in the pool building.

Pat Pratt requested that we transfer \$5000 into each of the reserve accounts, and this was unanimously approved.

Mr. Reynolds expressed concern that waiting to locate any pool leak might not be wise; it was suggested that the water bills be compared to look for evidence of a leak. This research will be done prior to approving the expense of leak detection.

With nothing else to discuss, the meeting was closed at 9:50 p.m.

Respectfully submitted,

Holly Krahe