

DELRAY WEST ESTATES BOARD MEETING July 25, 2017

The meeting was called to order by George Kuhn at 7:30 pm.

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

After the Pledge of Allegiance and a moment of silence, especially for recently departed former and current board members, the meeting continued.

No new homeowners were present.

Minutes:

The minutes from the June 27, 2017 Board meeting were read and unanimously approved as read.

Treasurer's Report:

Patricia Pratt reported that as of 07/20/17, the checking account balance was \$106,839.70, the pool renovation reserve balance was \$27,781.42, the lake renovation reserve balance was \$56,669.34, and petty cash was \$50.00, for a total cash account balance of \$191,340.46. 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: George Kuhn reported that we are still waiting for the delivery and installation of the shower doors. Minor vanity work needs to be done. We are still waiting for the permit needed to concrete the shuffleboard area. We are also waiting on bids for 4 foot and hand railing on southern side of the pool building needed for safety.

Lakes: Ed reported that Aquatic Systems performed monthly maintenance on 7/13 and submitted a requested quote for water analysis for one lake (\$610). This quote is only good for 30-60 days, so will not be helpful for future fishkills happening beyond that timeframe. Ed reported that he had measured the distance from his home to the lake bank and compared it to measurements made 15 years ago – there was no change due to erosion during this period at his home.

Landscaping: Bill reported that a broken check valve was discovered July 4th, which kept the sprinkler system inoperable for three weeks. As of July 13th, the system was up and working. Ed and Bill inspected sprinkler heads and found a few that required repair. On July 16th, a broken main was found behind 13099 Via Vesta, and a broken one-inch pipe at 13160 Via Vesta.

George Kuhn suggested that we need to increase the sprinkler maintenance allocation in the next budget to accommodate the excessive maintenance and repairs we are experiencing on our aging sprinkler systems. The only alternative is to dig up and replace the system at an exorbitant cost.

Architectural: Jory reported that the golf cart has continued to be a problem in terms of getting the ARB around the development for inspections. He has received calls about the untrimmed shrubs around electrical/cable boxes. The ARB has given routine approvals to paint driveways and homes, and approved some plantings. He asked again that the Board expedite approval of new paint colors so painting requests can move forward. George Kuhn mentioned that the vacant home at 6072B Via Silvanus has three different paint colors, one of which has never been an approved color, and asked that we get the golf cart evaluated again for repair.

Alliance and Rec Center: Reynold Pratt reported that it has been suggested that entertainment tickets be raised in price to \$20. A Labor Day party is being planned. They are looking at starting water aerobics and yoga classes. In the Fall, a CPR certification/defibrillation class will take place.

Beautification: Lynn reported that McNeil Signs was a “no-show” for presentation to the board. She showed a prototype of the sign proposed by McNeil (on her phone) to the board. This sign is 4’6” in height and has bricking at the bottom on both sides. There remain concerns about financing plans for this expense.

Old Business: Lake & Wetland Management was asked to return to look at additional areas for construction and the addition of plants, but we are still waiting for a specific proposal. George Kuhn pointed out the board’s frustration with vendors’ ongoing lack of response with requested/needed information, especially when vendors have significant income potential if they cooperate and negotiate a contract with us.

A committee consisting of Lynn, Ellen, and George met to finalize the selection of painting color palettes, consisting of one color for the house and two or more options for trim. These colors were distributed to board members for review and a vote will take place at the next board meeting. If homes meet current color standards, they can be repainted with the same colors.

New Business: None

Homeowner Input – Barbara Berlin and Ilene Kronen spoke about concerns regarding inconsistencies in ARB notifications for painting improvement. They also mentioned that some homes have Comcast cabling outside the home that is unsightly and unsafe. It seems that some lollipop lights are not functioning. Jory and the ARB will address these issues.

With nothing else to discuss, the Board meeting was closed at 8:35 pm

Respectfully submitted,

Holly Krahe