

DELRAY WEST ESTATES BOARD MEETING July 26, 2016

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

Board members in attendance were George Kuhn, Ellen Rosenman, Patricia Pratt, Holly Krahe, Lynn Amsterdam, and Rodger Mayrand.

Absent were Bill Margillo and Sharon McCloskey.

After the Pledge of Allegiance, the meeting continued.

No new homeowners were in attendance.

Steve Ragno re-accepted the position of representative to the Recreation Center and Alliance, as his resignation had been reported in error.

Minutes:

Minutes from the last meeting were read and approved unanimously after minor corrections.

Treasurer's Report:

Patricia Pratt reported that as of 7/26/16, the checking account balance is \$113,031.96, the pool renovation reserve balance is \$40,188.35, the lake renovation reserve balance is \$46,645.91, and petty cash is \$50.00, for a total cash account balance of \$199,916.22.

Outstanding Maintenance Fees of \$2442.84 were reported, with a lawyer handling a delinquency of \$1960.00 and payments being made per agreement on a balance of \$482.84.

Patricia distributed a spreadsheet to the Board members that showed variance in expenses and income for all budget categories for the semester ending June 30, 2016. Total budget variance was reported as \$10,524.94.

The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Holly Krahe read the written report from Sharon McCloskey in her absence. Sharon conveyed to Charlie at Atlantic Pools the concerns about pool cleanliness. Service currently being done weekly includes vacuuming, tile cleaning, and checking of fluids and water levels. Service occurs on Monday, Thursday, and Saturday. Sharon will request additional vacuuming if excessive debris is reported.

A comparison of water bills failed to show any evidence of a leak, so a leak detection appointment is still on hold.

The pool heat pump required repair and is now functioning properly.

The filter cleaner also requires repair, with a proposal to come from Charlie.

To alleviate the problem with palm fronds and debris falling onto the pool area, it was suggested that all chairs be removed from this area to ensure safety. The possibility of posting a warning

sign in the area was addressed. The repair by Steve Lutsk to prevent damage to the outflow pipe is working well.

Lakes:

Rodger reported that the contract with Aquatic Systems dates back to 1997 and that the company does not reissue contracts each year. Monthly costs have increased from \$160 in the original contract to \$238 at present, a modest increase over 19 years.

Rodger emailed their Biologist, Wendy Lantz, to ask about the recent reports that seem to indicate that water testing is not being done currently. These tests were being done circa 2002. Water chemistry and bacteria testing are included in the contract. The District Manager has not responded to Rodger's call. Rodger asked that we authorize water testing at an expense of \$250 or less. This was unanimously approved. Rodger does not need additional authorization to initiate water testing. Rodger also has investigated costs for getting Aquatic Systems to perform weed removal in the weirs.

George Kuhn asked that alternate water management providers be researched.

Landscaping: Bill Margillo was not present to give a report.

Architectural: Lynn Amsterdam reported that the initial inspection of all 176 homes was completed. In the January-March review of the north end, 54 homes had violations, while in June and July, the review of the south end found 32 homes in violation. These violations included mold and need for cleaning and painting. Ninety percent of the ten homes with roof violations have been corrected. Only 13 of the 54 homes notified of violations from the January review have not been corrected. Illness, death and sale of the homes have delayed compliance.

Initial violation letters will go out in August for the 32 violations noted in the June-July inspection. Second letters will also go out to homes not in compliance after the initial notice.

Lynn explained the violation letter process and indicated that copies of the applicable section of the bylaws is provided when the homeowners are notified of a problem. She has seen a very positive response.

There is concern about trees and plantings along the canal on property that belongs to or borders the Lake Worth Drainage District. Some of these plantings are thought to attract or house rats and snakes, and need to be removed even before the canal work.

Other than flowers around mailboxes, swales are to be free of added vegetation.

Rachelle DiCristofolo requested approval to screen in a 10 x 12 foot area on her patio. This was approved with one abstention.

Alliance and Rec Center: Steve Ragno reported that there were no Alliance meetings during the summer, and that the Recreation News publication would not renew until September. The new gym is being heavily used. Residents who are in arrears for maintenance should not use any of the facilities. He requested that the board provide a spreadsheet containing contact information of our residents to help create a new phone book.

It was reported that the lollypop lights at 13068 and 13069 Via Minerva were not operational.

Old Business: George Kuhn requested that we locate meeting minutes that reflected his assumption of the president position, and for Holly Krahe assuming secretary, for use to verify board members at the bank.

George Kuhn reported getting misinformation from Joe Walsh at LWDD and was later informed that there is a long backlog of projects, and that our canal work is not likely to be scheduled for 1-2 years. It has come to light that they will also remove vegetation along the canal bank free of charge when work starts. Because the canals have widened over the years 6-8 feet, they will need to backfill 3-4 feet.

Because of the delayed LWDD schedule, letters do not need to go out for homeowners along the canal at this time, but any vegetation that is attracting unwanted wildlife will still be flagged as a violation and the homeowner will receive a notice.

LWDD has completed marking the property lines in this area.

New Business:

A petition was submitted with 19 signatures of homeowners requesting that the entry signs be changed to "Delray Villas Plat 2." There was discussion related to the various legal names that are registered for the development. There may be legal considerations if the name is changed. The board acknowledgements receipt of this request, and Lynn will research this and get bids for making these changes. Carmen Ojeda mentioned that replacement of the signs would probably cost more than \$8000 each and suggested this be considered as a budget item for next year,

George Kuhn wants only himself and Rodger Mayrand to give any instructions to Aquatic Systems and reminds us that homeowners must deal with all vendors through members of the board.

The board reviewed copies of the latest bill from the attorney. George Kuhn limited contact with the lawyer to only himself and Ellen Rosenman.

Steve Ragno suggested that we reduce unnecessary expenses to allow sufficient reserves to be available for upcoming lake renovations.

With nothing else to discuss, the meeting was closed at 8:55 pm

Respectfully submitted,

Holly Krahe