

DELRAY WEST ESTATES BOARD MEETING August 22, 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, Bill Margillo, Sharon McCloskey and Ellen Rosenman. Lynn Amsterdam was absent.

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

No new homeowners were present.

Minutes:

The minutes from the July 25, 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 \$104,366.52, the pool renovation reserve balance was \$27,783.59, the lake renovation reserve balance was \$56,669.34, and petty cash was \$50.00, for a total cash account balance of \$188,869.45. YTD Capital Contributions total \$5880.00. Outstanding Maintenance Fees of \$11,290.00 were reported. Ten homeowners are late for one quarter's fees for a total of \$5200.00. One homeowner is late for two quarters for \$1040.00. A lawyer is handling two delinquencies totaling \$5050.00. The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon reported that most of the interior pool area improvements are complete, except for the light in the small meeting room. The scheduling of the shuffleboard area cement work is slow and difficult – George Kuhn stated that if the contractor does not respond quickly that we will request a refund and start the permitting process over with another contractor. We have received one bid for installing fencing/rails on the southern side of the pool building needed for safety. One vendor is Fencing of S. Florida, a wholesaler of fencing in the area. They submitted a bid of \$7175.00 for 42/48-inch aluminum powder coated fencing with 6 openings around the columns. The second bid should be received soon. Because the installation will take at least a month from approval, Sharon is hoping to get the fencing approved and installed before the next pool party. The fencing will be permitted and inspected to ensure safety.

Neil of Reliable Carpet proposed to power wash the pavers for \$275, and because the bid is under \$500, it was approved to go ahead.

George Kuhn will contact Tom of PMA again about completing the improvements to the walkway.

WIFI is now available at the pool (password POOLSIDE).

Lakes: Ed asked if we should go forward with stopping spraying of vegetation around the borders of the lakes, as we are interested in using vegetation as an erosion deterrent. He received approval to stop the spraying by Aquatic Systems. He also asked about the possibility of planting trees on common property near the lakes – this will be considered by the board on a case by case basis after the plans for lake and canal improvements are set. Ed asked for approval for future water analysis (\$610) immediately following fill kills – this was unanimously approved.

George reported that Lake Worth Drainage District sent us a letter announcing that the work along the southern edge of our community will begin soon, and that bulldozers will be removing all vegetation on their property that impedes their work. This will be done at no cost to us.

Ellen asked about who could remove a dead reptile from her property. George will ask PMA about monitoring/removing dead animals on our lawns.

Landscaping: Bill reported that a pump had malfunctioned and was replaced, but as of 8/22 the irrigation system was working properly. He tested the golf cart and found it operating properly. Everyone using the cart is now aware of the reset switch.

Sharon asked about getting the palms around the pool maintained to avoid berry and frond debris during storms.

Architectural: Jory reported that the ARB had completed inspecting the north and south sides of the development and had found no major problems. Some of the snowbird homeowners had asked to handle items upon their return. George Kuhn noted that the "new" ARB has been delinquent in tracking and reporting violations to the board. Jory states that the ARB is reorganizing and will have a report ready this week.

Ellen asked that the ARB inspect the roofs of homes along the north canal and along the border of Wakodahatchee Wetlands because they appear to be covered with mold. Homeowners and the ARB need to inspect the rear of homes as well as the fronts.

George Kuhn read a letter received from the Berlin home stating that they and their housemate had received a second/final notice letter about items corrected within two weeks of the first notice. We will send apology letters.

Alliance and Rec Center: Steve Ragno reported that no Alliance meetings had taken place over the summer. He spoke with an Alliance attorney regarding our parking rules and was told that it is not legal to hold homeowners responsible for damage done by others to the (county owned) swales. He noted that the rule prohibiting parking with all 4 wheels on the swale appears to not be properly enforced. He also mentioned that we should consider raising fees to cover the expense of compliance with the new SB 39 requiring Estoppel information being completed within ten days of application. Steve also provided the locations of two non-functioning lollipop lights to Jory for action.

Steve Ragno submitted his resignation to the board effective today. The Board thanks him for his years of service.

There was extensive discussion about ongoing parking problems and our lack of power to enforce both HOA and county parking regulations. George Kuhn suggests that the board closely monitor parking problems and speeding on Via Vesta. Many of these violations appear to be renters; homeowners will be advised that future rentals may not be permitted where rules are not followed by their renters. George Kuhn will publish a strong statement in the Grapevine regarding speeding and blocking sidewalks.

Judy Clemmon reported that there was a police-involved incident at the Rec Center pool on 8/11.

The Rec Center is hoping to include the PBC Sheriff at their next meeting to discuss security issues. A Labor Day party is scheduled at the Rec Center pool. Entertainment tickets have been raised to \$20. The COP program is celebrating their 25-year anniversary.

Beautification: George Kuhn reported that we will install new plantings in the sign areas while plans for new signs are finalized. New irrigation pipes will be run to maintain the plantings. The cost for this will be \$600-700; the board approved this expense. Bill Margillo will address the malfunctioning light on the north side sign.

Old Business:

Ellen is still trying to obtain our refund for the extra insurance costs we were forced to pay, even though the cost was based on erroneous information. If we do not make progress we may need to refer this to our attorney. George Kuhn asked that we continue to research alternate insurance providers/agents.

Pat reported that Lake & Wetland Management suddenly declined to do any lake improvement work, even after offering us a contract. They indicated that they doubted that their equipment could function properly in our community setting. So, we are now starting from scratch to get bids on lake improvements. Even though LWDD and SFWMD engineers have indicated that homes are not in immediate peril, the identified areas of lake bank drop-off pose unacceptable liability risks of someone falling into the lake and not being able to negotiate the drop-off to escape. The original plans call for a seven-foot horizontal grade for each one-foot vertical drop; at this point, there is a 5-6 foot sheer drop-off in some areas that requires grading. George suggested that we research the use of rocks to improve the slope/drop-off in Lake 2, like those used by LWDD in our area.

Ellen mentioned that there may be additional liability connected to inadequate drainage volume and instability of home foundations. George Kuhn stated that the drainage volume is the responsibility of LWDD, and we are responsible for maintenance of the shoreline.

George indicated that Ed should consult with Joe Walsh and Mr. White at Lake Worth Drainage District to answer his questions about lake improvements and drainage controls.

New Business: The board reviewed the suggested color palettes submitted by the committee. Palettes #4 and #5 were eliminated, leaving four palettes. Driveways can be painted with the off-white "Bombay" color; we need to research and add an additional light gray option.

Homeowner Input – Miriam Jansen expressed concern about the parking on swales problem. She suggested that when homeowners park on the swales (two on two off) that they avoid parking on swales other than their own.

George mentioned that the County has started the Lift station improvement project on El Clair Ranch Road.

With nothing else to discuss, the Board meeting was closed at 9:27 pm

Respectfully submitted,

Holly Krahe