

DELRAY WEST ESTATES BOARD MEETING August 23, 2016

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

Board members in attendance introduced themselves and included George Kuhn, Ellen Rosenman, Patricia Pratt, Holly Krahe, Lynn Amsterdam, Bill Margillo, Sharon McCloskey, and Rodger Mayrand.

After the Pledge of Allegiance, the meeting continued.

No new homeowners were in attendance.

Minutes:

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

Treasurer's Report:

Patricia Pratt reported that as of 8/23/16, the checking account balance is \$107,268.58, the pool renovation reserve balance is \$40,189.91, the lake renovation reserve balance is \$46,645.91, and petty cash is \$50.00, for a total cash account balance of \$194,154.40.

Outstanding Maintenance Fees of \$2932.84 were reported, with a lawyer handling a delinquency of \$1960.00 and payments being made per agreement on a balance of \$482.84. One homeowner is late for one quarter for a total of \$490.00.

The Treasurer's report was unanimously approved.

Committee Reports:

Pool: Sharon McCloskey reported that Charlie from Atlantic Pools recommended that the pool leak detection take place in September, when snowbirds have not returned and the company is less busy. The pool will need to be closed temporarily during this process. The board unanimously approved going forward with the leak detection, which will cost \$900.00. After the leak report is obtained, further discussion can take place about any needed repairs.

Lakes: Rodger contacted Allstate Resource Management in Pompano about water testing, and they charge \$300 for the test. They also indicated that the water should have been tested within 24 hours after the fish kill. This company was apparently considered for use as a lake management company back in 2002, but no service quote was received. Rodger did not contact any other vendors because they are not local. There was a question regarding whether the county does any regular water testing.

Rodger will request testing through Wendy, the Aquatic Systems biologist. Holly Krahe suggested that the testing should include oxygen levels and bacteria load, not just pH and hydrogen levels. If reports come back with negative results, we should get suggestions from Aquatic Systems about how to fix the problems.

Lynn Amsterdam mentioned the weir configuration seen in the pond adjacent to Plat 4/5 where rocks were placed between the weir and the bank to prevent weeds from clogging the weir.

Landscaping: Bill Margillo reported several calls about sprinklers, which were addressed with Mike and Martin. There were also complaints about mowers leaving marks on driveways and debris from weed whacking on a porch skirt. These issues were resolved by Martin. There was an email complaint related to trees at 13090 Via Vesta that was investigated by Bill and George; trimming and removal of the fruit tree was recommended. One homeowner reported that his hedges had not been trimmed.

Sharon asked that Martin request that his workers maintain the cleanliness of the pool bathroom. Martin will be asked to trim the Royal Poinciana tree at the pool. There was discussion of many areas where large brown spots are seen in the lawns, and that even though the sprinklers are supposed to be checked monthly, there are persistent problems.

Architectural: Lynn Amsterdam reported that of the 27 homes cited for violations in July, 11 have complied and one is in process. Some of the homes are not occupied year-round or are rentals. Second notice letters will be going out after August 27th. The next full inspection will take place in September.

Lynn reported receiving six requests for modifications, many connected to correction of violations. Four were for painting and involved approved colors. One request for re-roofing was received, as was one for installation of a French drain to alleviate flooding. All requests were approved by a vote of 7-1.

Lynn also reported that some of the old approved colors were no longer available from Behr and that she had located equivalent new colors. She also reported that many homeowners were mixing and matching approved colors for house and trim, and suggested revision of the presentation of options.

Alliance and Rec Center: Steve Ragno reported that rentals of rooms to residents was 'on hold' because the center is not allowed to make a profit. Tickets for shows have increased from \$15 to \$18. The Recreation newsletter will resume in September. The renovations to building C and the gym cost \$566,915 and at this point they are replenishing the reserves by \$9,000 per month. He reiterated that our HOA needs to follow this model by restricting new expenses so that the reserves can be built up to cover any major future projects.

Old Business:

Charlotte Cutler posed questions about the fish kill and water management, and reported that wildlife around the lake had significantly decreased after the fish kill.

New Business:

To alleviate problems with street parking, the option to park with 2 wheels on the street and 2 wheels on the swale was unanimously approved.

George Kuhn proposed that since the lake renovation reserves are not sufficient to fund any projects, that we wait another 1-2 years to build the reserves for future work. Based on current information, it appears that it will not be very detrimental to wait a year or two to initiate work. We will continue to pursue the changes needed for drainage along lakeside properties. The proposal to put major lakes

projects on hold until the reserves reach at least \$80,000 was approved unanimously. The upcoming budget committee will consider how to build up the reserve accounts.

George Kuhn and Ellen Rosenman met with the lawyer to discuss how the board needs to handle requests for modifications and inspections of properties. As noted by Roger some time ago, the Association documents call for an Architectural Review Board (ARB), consisting of at least three members of the association. The board's ability to control, enforce and levy fines is in jeopardy without the establishment of this ARB. George Kuhn suggests suspension of the current practice of reviewing done by the Board of Directors and that we actively recruit members for the new ARB. The ARB will be appointed by the Board of Directors, which provides guidelines. The ARB will hold separate meetings to perform their functions and will require a quorum for any votes. The Board of Directors voted unanimously to create this ARB.

Ellen Rosenman will compose and send out a letter to homeowners soliciting volunteer resumes for review. This was also approved unanimously.

It was proposed that there be a separate committee for Beautification, which will handle trees and signs and submit projects and expenses for budget consideration. This was approved by a vote of 7-1.

It was noted that there is a legal requirement to post notices of board meetings. A motion to find or create signs for posting at both entrances and at the pool was approved by a vote of 7-1.

The new Plat 2 phone book is ready and will be distributed in the next issue of the Grapevine.

A set of thirteen existing forms/notices was distributed to members of the board prior to the meeting. The forms relate to Rules and Regulations (2011), information recorded before the purchase of homes, information recorded during application to rent a home, lease addendums for rentals, agreements to paint adjoining homes, application for addition/alteration, Association rules, designation of voting members, payment coupons, and interview approvals. A committee had made suggestions noted on the forms for updating information and recording the signatures of both homeowners and renters for line items in the forms. There was extensive discussion related to several of the forms, with several corrections noted. Some of the forms require extensive editing for grammar and spelling.

George Kuhn proposed that the board approve the whole packet of forms as marked. It was suggested by Holly Krahe that the forms need to be discussed and approved individually, rather than as a group in the board meeting format. No further vote was taken.

With nothing else to discuss, the meeting was closed at 10:00 pm

Respectfully submitted,

Holly Krahe