

## September 25, 2018 DELRAY WEST ESTATES BOARD MEETING

The Board meeting was called to order by Pres. George Kuhn at 7:30 PM.

Board members in attendance were George Kuhn, Wendy Kerger, Bill Margillo, Sharon McCloskey, Ed Redder, and Ed Clemon.

Absent was Ellen Rosenman due to illness.

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

New homeowners: None present.

### Minutes:

Ed Clemon as Recording Secretary read the minutes from the August 28, 2018 meeting. They were approved with one correction.

### Treasurer's Report:

Ed Clemon as Acting Treasurer reported that as of September 25, 2018, the checking account balance was \$55,439.99, the pool renovation reserve balance was \$44,071.15, the lake renovation reserve balance was \$24,205.98, and petty cash was \$50, for a total cash account balance of \$123,767.12. YTD Capital Contributions total \$12,034. Outstanding Maintenance Fees of \$14,669 were reported. Four homeowners are late for one quarter's fees for a total of \$2,133. One homeowner is late for two quarters for a total of \$1054. A lawyer is handling 2 foreclosures totaling \$6,282. Eighteen homeowners have not paid anything towards the special assessment totaling \$5,200. Letters have been sent to the homeowners who have not paid anything towards the special assessment and those of the eighteen that are in arrears on maintenance fees as well, their information has been forwarded directly to our lawyer.

The Treasurer's report was unanimously approved as read.

### Committee Reports:

Pool: Sharon McCloskey reported that the heat pump replacement units are in and ready to be installed by Atlantic Pool after the electrical panel work is completed. Platinum Electric Company was approved as the vendor to do the electrical work for \$2,500. Air conditioning unit for the pool house has to be replaced. Sharon received three bids to do the work. ProMaster won the bid at \$3600 which includes a credit for \$130 for work previously performed on the old AC unit. Our pool vacuum has to be repaired for a cost of \$640.93. We may end up replacing the unit as the parts to repair the unit may exceed the repair price. Labor Day party was a success (of course) even though the weather was less than cooperative.

Lakes: Ed Redder reported that Aquatic Systems were here on September 20 and performed the usual treatments. AQ reported that we have excess algae in Lake 2. There was no spraying at this time because we want all natural plants to be able to grow on their own. Air pump in Lake 2 is still not working as the motor has seized. We may have to replace the unit at some point. Lake and Wetlands Management is looking into repairing the unit. George stated that

the unit does nothing except look nice. It serves no purpose. Weir on lake one is maintaining current water level, but the weir itself is broken. Lake Worth Management has told George that they will give time to replace or repair the weir as they understand how much money we are spending on our lakes. Ed reported that to “sleeve” the tubes from the lakes to the holding area would cost \$47000 which we do not have at this time. George wants to set up a new reserve account in the next budget to address the weir and tubing issues going forward.

Landscaping: Bill Margillo reported that the irrigation system was down for two weeks due to the timing clock not working. It has now been repaired. L and W responsible for any sprinkler heads they damaged when doing the lake work and will be billed accordingly.

Architectural: Miriam Castro of 13119 Via Minerva has taken over as head of the ARB and she will work with Wendy regarding letters going out for violations. We need a committee to rewrite and update the “Rules and Regulations”. Barbara Paterson gave the ARB report as Miriam was out of town. The ARB did a very extensive review of our development and handed in a very complete report.

Beautification: No report.

Alliance and Rec Center: Judy Clemon read the minutes from the Rec Board. Rec building was power washed; AC unit was replaced at a cost of \$25000. Next meeting will be in the evening of October 17, 2018. Reynold reported that people are driving too fast in the area and should be alert for children getting on buses. Obviously, this does not apply to DV as we never drive fast and anyone who has children here should be shot.

Beautification: One of our signs has to be painted.

Old Business: Shuffle board area was discussed and since the company that paved over the shuffle board courts to put in a picnic area has not responded to our letters regarding the poor workmanship and cracking it was decided to turn the matter over to our lawyer.

New Business: George recommended that the Board not renew the Crime insurance policy that covers the board if any members of the board steal funds. Since all checks require two signatures as a “check and balance”, having the policy would be redundant. Motion was made and passed to not renew the policy, savings of \$759 annually.

With nothing else to discuss, the meeting was closed at 9:40 PM.

Respectfully submitted,

Ed Clemon

Recording Secretary and Acting Treasurer.