

DELRAY WEST ESTATES BOARD MEETING September 26, 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.

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

Ed Hogg introduced himself as a new homeowner.

Minutes:

The minutes from the August 22, 2017 Board meeting were read and unanimously approved as read.

Treasurer's Report:

Patricia Pratt reported that as of 09/26/2017, the checking account balance was \$69,924.66, the pool renovation reserve balance was \$29,534.77, the lake renovation reserve balance was \$59,174.80, and petty cash was \$50.00, for a total cash account balance of \$158,684.23. YTD Capital Contributions total \$5880.00. Outstanding Maintenance Fees of \$8690.00 were reported. Four homeowners are late for one quarter's fees for a total of \$2080.000. One homeowner is late for two quarters for \$1040.00. A lawyer is handling two delinquencies totaling \$5570.00. The Treasurer's report was unanimously approved.

Lynn Amsterdam has resigned from the Board of Directors as of September 24th, 2017. Seeing as we are now down two Board members, George Kuhn suggested that the board go forward with seven board members rather than nine. Ellen expressed concern that the seven remaining members might be spread thin. A motion was made and this was approved by a vote of 6-1. The new quorum will be four members present.

George reported that Solid Waste Authority still had no plans or FEMA funding to remove storm debris. In anticipation of the eventual pickup, homeowners must get vegetative debris stacked on their swales.

PMA are very behind schedule cutting our lawns because of the gas shortage after the storm and extra work needed to double-cut Plat 4/5. They should be able to cut our Plat within a week.

George stressed that all absent homeowners (snowbirds or vacation) must have arrangements in place to do adequate storm preparation and cleanup of their homes during storm season. Storm preparation involves not just shutters, but removing or securing all items outside the home that could become hazards. We experienced winds exceeding 90 mph during this storm, which would send any loose pots, furniture, garbage cans, etc. airborne. After the storm, shutters need to be removed and storm debris collected and placed as instructed by SWA. There is a question about how long shutters can remain closed on a home that requires research into county regulations and insurance requirements. We need to keep in mind that our homes are duplexes and that lack of access to a vacant home can adversely impact the adjacent home.

George Kuhn is also collecting information on the rental units of our community so that the homeowners can be notified that ongoing problems with renters, such as speeding on our roads and leaving children unattended at the pool, will result in fines and/or non-approval of these renters for future rentals.

Committee Reports:

Pool: Sharon reported that the pool area had very minor damage in the hurricane. The gate to the parking lot will require repair. Sharon thanked Mario Ventura, Steve Lutsk, Marty, Chris and Grace Soldivieri, and Jory Siegal for their help with pre- and post-storm preparation and cleanup.

She also thanked Thomas Simon for a bench donated in memory of his mother, Connie.

She noted that despite signs posted that the pool was closed after the storm, someone entered, unstrapped the chairs, and used the area. A backpack was left in the area and two gates were left unlocked. In the future we will need to padlock the gates when closing is necessary.

All bids for the fencing proposed have been received:

Fencing S. Florida submitted a bid of \$7175.00 for 42/48-inch aluminum powder coated fencing with 6 openings around the columns. The second bid was from National Fence & Railing Co., for \$3264.00. Bulldog Fence of Florida submitted an estimate for \$4025.00.

The bid from National Fence & Railing was unanimously approved. We hope to get the work done during October, but have delayed the pool party until December – watch for details in the Grapevine.

Lakes: Ed reported that we are now keeping vegetation unsprayed around the edges of the lakes. He also reported that the canal is full of debris. He spoke to Mr. White, who stated that LWDD was behind schedule doing debris removal.

The aerator in Lake #2 does not appear to be continuously running and needs to be checked. There is also a smelly algae bloom in lake #2 that was reported by Aquatic Systems but we are not sure if it was treated. Ed will follow up with Aquatic Systems.

Landscaping: Bill reported that the main irrigation clock timer broke after the pumps had been fixed. The clock will need to be replaced at a cost of about \$2000. We need to plan for ongoing expenses to keep our aging system operational. Replacement of the system at a cost of more than \$400,000 is not an option.

Architectural: Jory reported that the ARB had not done any new inspections during the last month. The lawyer has modified the notice letter and now it must indicate for each item the specific bylaw that has been violated. The new paint colors are now available for homeowners wanting to change the color of their home. Jory noted a tree down in the northwest corner of lake #2. To determine if it is on private or common property, he can measure from the inside sidewalk back 100 feet (for most lots).

There was discussion about preparing our large trees prior to storm season. Ellen Rosenman noted that new fruit trees had been banned in our development after hurricane Wilma. Because our Plat is not compliant with county requirements for trees, we should only consider removing a tree for safety reasons; we also need to plan for replacements.

Rec Center: Judy Clemmon reported that there was a leak found in Rec Center Building B that will be repaired via an insurance claim. Halloween party tickets are on sale. There has been discussion about using Building B as an emergency shelter after storms where power outages affect the community. Getting a guard for the pool area on the weekends is also being considered.

Alliance: Reynold Pratt reported that the last meeting centered on problems with sober homes in the area. He stated that the Alliance website is a good source for storm information. Residential vehicular crime is increasing – lock your cars!

We only have one volunteer assigned for Alliance and Rec Center meetings. George Kuhn asked for volunteers to represent our Plat. We are only using one of the three votes we could have at the Rec Center meetings.

Beautification: George Kuhn reported that new plantings and sprinklers were installed in the sign areas. This is a stopgap measure to improve appearance while we plan funding for new signs.

Old Business: None

New Business: Patricia Pratt reported that although we historically charge \$350 Estoppel fees, new statutes set the fee at \$250, with \$100 additional for expedited filing and \$150 for delinquent accounts. Our attorney put together a resolution for us to abide with the new regulated fees. This was unanimously approved by the board.

Homeowner Input – Nourdine Hogga (13297 B Via Vesta) reported that he had been seeing snakes in excess vegetation near his home. The ARB will address getting the vegetation cleared so the snakes cannot hide there.

Rodger Mayrand again asked that the Norfolk Pine behind his home be removed. He also is worried about the many branches from the tree clogging the canal in that area.

Rodger also expressed concern that the ARB was handling home inspections and fines, which he feels they should not be doing. He feels the ARB should only handle requests for alterations and additions, and suggests that we speak to our attorney about other duties.

Ed Hogg asked if the board had considered contingent liability for the retention ponds lacking fences. He was assured that this is continuously considered. He also suggested planting perennials rather than annuals.

Bridgetta Cabrera had a recommendation for a landscaper that she was requested to post at the pool.

A homeowner thanked Ed, Bill and George for their assistance getting a water problem fixed.

Ed brought up a previously reported missing sewer drain plug and a tree growing in another home's vestibule – these were resubmitted to the ARB for action.

With nothing else to discuss, the Board meeting was closed at 8:58 pm

Respectfully submitted,

Holly Krahe