

August 28, 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, Sharon McCloskey, Ed Redder, and Ed Clemon.

Absent were Bill Margillo excused and Ellen Rosenman 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 June 28, 2018 meeting. They were approved with one correction. It was noted that we did not have a July meeting due to a lack of a quorum of Board Members.

Treasurer's Report:

Ed Clemon as Acting Treasurer reported that as of August 28, 2018, the checking account balance was \$75,521.75, the pool renovation reserve balance was \$50,543.76, the lake renovation reserve balance was \$19,803.99, and petty cash was \$50, for a total cash account balance of \$145,919.50. YTD Capital Contributions total \$12,034. Outstanding Maintenance Fees of \$12,123 were reported. 6 homeowners are late for one quarter's fees for a total of \$3,187. 1 homeowner is late for two quarters for a total of \$1054. A lawyer is handling 2 foreclosures totaling \$7882.

George reminded all that late fees that handed over to our lawyer for collection also generate lawyer's fees that continue to accumulate. Ed reminded all that liens only last five years after which they expire so we only collect on a lien if the property is sold within the five year period.

The Treasurer's report was unanimously approved as read.

Committee Reports:

Pool: Sharon McCloskey reported that 2 new bulletin boards were installed. New pavers were installed and sand put down as well because of safety issues at the end of the walkway. Labor Day party is this weekend. Sharon asked Steve Lutsk to present the reason why electrical work was needed for the new heat pumps. Board accepted the bid from Platinum Electric Co. \$2500, but Sharon and Steve will try to get them to match the \$2245 bid from EJ Electric Company. We also had a discussion regarding cracks in the new patio that was installed over the shuffle board courts. The company had not responded to phone calls. It was decided that we would send a certified letter to them with 15 days notice to respond otherwise the matter will be given to our attorney.

Lakes: Ed Redder stated that the grass and cat's tails are growing out of control on Lake 1. George said that he was going to be meeting with PMA to discuss trimming the grass and get rid of the cat's tails. We then began a lengthy discussion (70 minutes) regarding the weir problem and the tubing problem of our lakes. Ed Redder reported that it would cost us \$4000 to put a

person into the lake to find out what we already know which is that the tubes have a life expectancy of 25 years and have already been in the ground for over 40 years. We have to build up the reserves to accommodate any future repairs before we can do anything. George wants a new reserve set up for sewerage pipes, weir, and drainage separate from the lake reserves and will ask that that be part of our new budget beginning in 2019. We then moved to a discussion on the proposal from Lake and Wetlands Management for taking over the care of our lakes from Aquatic Systems. Ed Redder stated that L&W proposal is much higher than Aquatic Systems' current contract. Ed Clemon then read out loud the proposal from L&W for all to hear. The difference in fees was approximately \$60 a month for all services. Ed Clemon noted that since L&W had repaired Lake #2, he felt it made sense and was to our benefit to have them take care of our lakes. Ed Clemon made a motion that we accept L&W proposal pending changes that we are requesting (Aeration monthly/weir/fish kill, etc). This was seconded by Sharon and passed unanimously. It was then noted that one property on Lake 1 has to be repaired immediately. This is on Via Vulcanus (Phillip's home) and L&W will take care of the problem.

Landscaping: There was no report. It was noted that Jockey pump was not working.

Architectural: There was no report as the person who led the ARB has resigned. We then had another lengthy discussion (30 minutes) regarding what has to be done with the ARB. Miriam of 13119 Via Vesta will work with Wendy regarding letters going out for violations. We need a committee to rewrite and update the "Rules and Regulations". Since we have trouble getting people to volunteer for anything, this should be a real challenge. The board will now have to have all requests for painting, planting, or structural changes come to the board for approval until such time as we have a new ARB.

Beautification: No report.

Alliance and Rec Center: Judy Clemon read the minutes from the Rec Board and they have asked all Plats to inform the Rboard when they are planning anything just as a courtesy. We will do as a courtesy.

Old Business: Discussion about people living in their father's home while their home elsewhere is being repaired. They have a Pit Bull. Issue should be resolved within 2 to 3 weeks. There is a home that backs up to El Claire Ranch road that had hedges torn down (vandalism). The homeowner had requested that the new hedges be planted as she feels she has a lack of privacy and also feels that this is a security issue. George will research with PMA to see if anything can be done at a reasonable cost.

New Business: No new business.

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

Respectfully submitted,

Ed Clemon

Recording Secretary and Acting Treasurer.