

DELRAY WEST ESTATES BOARD MEETING February 27, 2018

The Board meeting was called to order by President George Kuhn at 7:32 PM.

All Board members were in attendance.

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

George announced that for this meeting there would be no audience participation and no questions would be taken or comments allowed.

New home owners – No new home owners were in attendance.

Minutes:

Minutes from the January 23, 2018, meeting were read and unanimously approved.

Treasurer's Report:

Patricia Pratt reported that as of February 27, 2018, the checking account balance was \$86,790.45, the pool renovation reserve balance was \$54,543.54, the lake renovation reserve balance was \$69,188.16, and petty cash was \$50.00, for a total cash account balance of \$210,572.15. YTD Capital Contributions total \$2,998.00. Outstanding Maintenance Fees of \$9,423.00 were reported. Five homeowners are late for one quarter's fees for a total of \$2,635.00. One homeowner is late for two quarters for a total of \$1,047.00. A lawyer is handling three foreclosures totaling \$5,741.00.

The Treasurer's report was unanimously approved.

Committee Reports:

Pool:

Sharon McCloskey reported that the pool house needs to be power washed by Bob Davis. Cost would be \$775.00 with the sidewalks not included (additional cost of \$200.00). Motion made by Ed Clemon to provide the \$775, seconded by Ellen Rosenman and approved 6 to 0. Sharon also asked for \$900.00 to purchase picnic tables (Costco) and umbrellas (Big Lots). Motion made by Ellen Rosenman to provide the \$900.00, seconded by Ed Clemon and approved 5 to 1.

Lakes:

Ed Redder said there were no problems currently. Both lakes one and two were sprayed for algae.

Landscaping:

Bill Margillo reported that some sprinkler heads need to be adjusted. PMA fixed heads that were broken on El Claire Ranch Road. There were two lawn cuttings this month.

Architectural:

No report.

Beautification: No report.

Alliance and Rec Center:

Judy Clemon reported that the new bank for the Rec Board is Sun Trust. The board recovered \$15,000.00 from Wells Fargo to close out that account.

They are looking at their water bill as it is believed to be too high.

One tread mill in the exercise room was rusting and needed to be repaired.

Billiard room claim was rejected by the insurance company and was fixed in house.

SPA filters were fixed.

On March 14, there will be a speaker to address scams aimed at seniors.

Key fobs were approved to replace the current key system for all buildings, the pool, the tennis courts, and the exercise room. They will only be given to home owners that are up to date on fees. The new fobs can be turned on or off remotely so if someone is in arrears, they will not have access to the buildings, tennis courts, pool, or exercise room.

Reynold Pratt reported that crime is down as reported to Alliance.

Old Business:

Ed Redder complained that we have an ongoing problem with people parking on with four wheels on the lawn and blocking sidewalks. George gave Ed the responsibility of calling the police if needed to enforce the correct method of parking.

Ed Redder also complained that people were leaving their trash out early and in some cases, in plastic bags not in the trash cans that are required. It was suggested that letters be sent to home owners that violate the parking and/or the trash procedures. This is an ARB function and since there was no representation from ARB, it was decided to table the discussion on the parking and trash issues until the next meeting when representatives of ARB will be present.

New Business:

Sharon asked if Reynold Pratt could report to the board every month how many homes are for sale, how many have sold, and how many are rented. He said he would take care of the request.

George Kuhn announced that he was informed by our lawyer that as of April 15, 2018, all condos and HOAs that have more than 100 units must have a web page that is maintained by an outside agency. This is a new Florida law. George will research a webmaster and also contact the other presidents of Delray Villas to see if we can work together for possible monetary savings. Lisa must shutdown our existing web page immediately.

The board then had a lengthy discussion regarding the problem with lake #2. We have received a contract from Lake and Wetland Management to repair the problem with the shores and erosion at a cost of \$130K. It should be noted that Lake and Wetland Management was the only company that submitted a bid and or a contract for the work to be done. Our current reserve for lakes stands at \$69K

which leaves a shortfall of \$61K. It was discussed that the only way to raise the money was with an assessment. To make up the shortfall of 61K it would take an assessment of \$346 per home owner (176). This would leave the lake reserves with a zero balance. In order to build up the lake reserves again, Ed Clemon proposed an assessment of \$800 per home owner payable as either a lump sum or \$225 per quarter which would put \$80K back into the lake reserve after lake #2 has been repaired. This was seconded by Ellen Rosenman and passed 4 to 1 with 1 abstention.

The board then voted to approve the contract with Lake and Wetland Management for the repairs to lake #2 by the same 4 to 1 with 1 abstention vote.

George Kuhn then read a letter from Patricia Pratt resigning from the board effective immediately. George thanked her for her service and noted that we must fill the position as quickly as possible.

With nothing else to discuss, the meeting was closed at 8:55 PM.

Respectfully submitted,

Ed Clemon