

THE VOICE

OF DELRAY VILLAS PLAT 1

APRIL 2025, VOLUME 43, ISSUE 4

REC Board Meeting
Tuesday, April 1, 2025
7:00PM, "B" Building

Special REC Board Meeting
Tuesday, April 8, 2025
4:00PM, "B" Building

HOA Board Meeting
Wednesday, April 9, 2025
7:00PM, "B" Building

MESSAGE FROM THE PRESIDENT

Upcoming Enforcement of HOA Rules and Regulations – Effective May 1, 2025

As a valued member of the Delray Villas Plat 1 community, your cooperation and dedication to maintaining the beauty, safety, and harmony of our neighborhood are greatly appreciated.

While the HOA has previously taken a more flexible approach to enforcement, **starting May 1, 2025**, we will begin actively ensuring that all homeowners adhere to the community standards outlined in the HOA's governing documents which are available on our website.

This decision has been made to preserve property values, maintain the community's appearance, and ensure fairness and consistency for all residents. In preparation for this change, we encourage homeowners to take this time to review the HOA's Rules and Regulations and address any potential compliance issues that may exist on their property.

If you are unsure whether a certain aspect of your property complies with the HOA guidelines or if you need clarification on specific rules, please do not hesitate to contact the **Community Engagement office at 561-235-2632 or Communityengagement@delrayvillasplat1.org**. We are more than happy to assist you during this transition period.

Thank you for your attention to this matter and for your continued commitment to making Delray Villas a wonderful place to live.

Andrea "Angel" Mitchell-Shelton
President
Delray Villas Plat 1

YOUR HOA TEAM

President

Andrea “Angel” Mitchell-Shelton
202-567-0013
dvp1angelms@gmail.com

Vice-President

Ray Adamaitis
203-592-7287
rayadamaitis@sbcglobal.net

Treasurer

Marlene Peritzman
561-637-6070
mperitzman@gmail.com

Secretary

Leah Myers
561-523-4000
DVP1Leah@gmail.com

New Board Member

Homayoun Ramezani
561-305-9070
itmatterstous@yahoo.com

COMMITTEE CHAIRS

Alliance

Marlene Peritzman
561-637-6070
mperitzman@gmail.com

Carl Malysz
502-939-3577
carlmalysz@gmail.com

Rhoda Birnbaum*
561-542-1476

❖ *Please Remember* ❖

Your Board of Directors are all volunteers.

Calls are only accepted between 9 am to 5 pm, Monday thru Friday.

Please do not call on weekends (unless it is an emergency).
If necessary, please leave a text or voice message with details
regarding your call. We will call you back.

When calling, texting or emailing board members, please include
your full name, address, phone number and the reason for
contacting them.

With 274 units it is not possible for each board member
to know every homeowner in Plat 1.

Thank you for your cooperation and understanding!

**Not a Plat 1 HOA Board Member*

Parking Permits

Andrea “Angel” Mitchell-Shelton
202-567-0013
dvp1angelms@gmail.com

Pest Control

Marlene Peritzman
561-637-6070
mperitzman@gmail.com

Rec Center Fobs

Bob Albertson*
561-865-9158

Special Projects

Bennett Levy
847-420-4533
bennettlevy59@gmail.com

Plat 1 Representatives for the Recreation Board

Tom Clark*
347-728-4037

Anita Mitchell-Shelton
561-235-2632

Roger Delgaiso*
561-716-9643

“Voice” Editor
Marcie Mendelsohn
513-703-9157
marciemend@gmail.com

Architecture/Pool

Carl Malysz
502-939-3577
carlmalysz@gmail.com

Communications

Marcie Mendelsohn
513-703-9157
marciemend@gmail.com

Leah Myers
561-523-4000
DVP1Leah@gmail.com

Community Engagement

Anita Mitchell-Shelton
561-235-2632
communityengagement@delray
villasplat1.org

Irrigation/Infrastructure

Bennett Levy
847-420-4533
bennettlevy59@gmail.com

Lakes/Landscaping/Iguana Control

Robert Ben-Eliyahu
561-222-3802
dvp1landscaping@gmail.com

Nominations

To Be
Determined

Orientation

Ethel Olson
561-421-2634
etheljpbc@gmail.com

MESSAGE FROM THE TREASURER

Dear Homeowners,

If you receive a notice of late assessment, it is because you have not mailed your payment early enough. You must mail your payment, or arrange for your payment from your bank, or establish bill pay with Truist Bank so that your payment will reach **Florida One** early.

IF YOU HAVE QUESTIONS
PLEASE CALL
FLORIDA ONE PROPERTY MANAGEMENT
IMMEDIATELY AT
561-488-4802

If you wish to set up auto pay with Truist, you can go to [Truist.com/payments](https://www.truist.com/payments) and set up autopay. You will need your unit number and your bill pay number that appears in your coupon booklet. **Autopay is usually taken out of your account around the 3rd of the month.** If you do it with your own bank you can set up a monthly payment in the bill pay section of their website. Either way it must reach Florida One at an appropriate time. Your bill pay number must appear on your check to Truist, either with the coupon or in the memo portion of your check. **If it arrives late you will be charged a late fee of \$25.00. Your maintenance is billed and due on the 1st of the month and it is your responsibility to have it in the mail with enough time to reach Florida One by the 25th of the month. On the 30th you will be issued a late fee. If you don't pay the correct amount you will be issued a late fee. If you have an outstanding balance of \$1.00 you will receive a late fee on the 30th of the month and for each month that it is not received there will be another late fee.** We base our budget on your sending the correct amount each month. We have a hard time paying our bills timely if you ignore your obligation for the services you are receiving from the Plat.

Your maintenance payments will remain the same as last year but there will be a \$40 assessment fee for Phase II of our culvert replacements. This assessment charge will be on the same coupon as your maintenance to make it easy to pay in one payment. The amounts will be separated by Florida One. If your mailing address has changed, please let me know as soon as possible so that we can mail your coupons to the correct address.

You will be saving the Plat \$\$\$ by making your payments in a timely manner because each time your payment is late, we pay **Florida One Management Company** to send out the Notice of Late Assessment Letter. **Each time you are a month late, we send out another letter and let you know should you not pay the amount due for the month, your file will be sent to our Collections Attorney and their work will be paid for by YOU.** If you have any questions about your bill, please call **Florida One** at **561-488-4802** and they will be happy to tell you your current balance. When you have been sent to the attorney, you may only deal with the paralegal at the attorney's office.

With kind regards, **Marlene Peritzman, Treasurer**

ORIENTATION COMMITTEE REMINDER

Anyone planning to **SELL** or **RENT** their unit are **REQUIRED** by our documents to schedule an **INTERVIEW** with our **Orientation Committee** for the new residents and pay the appropriate fees **10 days prior to closing or occupying the property.**

To schedule an appointment, please call: Ethel Olson at 561-421-2634

If a Realtor is involved in the transaction, please notify them of our requirements.

Current tenants who are purchasing any property in Plat 1 must schedule another **INTERVIEW** for **HOMEOWNERS** **10 days prior to closing or occupying the unit.**

COMMUNITY ENGAGEMENT

Greetings Neighbors!

We hope this finds you well. It's been a good Season. Thank you to all who came out and supported our events and volunteered to help make DVP1 a special place to call home. Spring is in the air and soon, sadly we'll be saying "See you next season" to our snowbirds. You'll be missed!

ATTENTION We have updated our database to include all email addresses that our homeowners have provided to us as a way of communication. If you do not wish to receive these email updates from Community Engagement, please reply to this email and we'll remove you from our list.

We're proud to report that Community Engagement has a full functioning AV system and we held our first complete successful Zoom meeting last month with all components working in tandem to provide a seamless experience for all participants. Thank you for your patience during our much-needed upgrades. I also have to thank Ray Adamitis for proposing a new AV system for me to use when he saw what I was working with, and Robert Ben Eliyahu for researching and recommending the perfect system for our needs. That's real team work!!

Please plan to join us for the April HOA meeting. A link to the Zoom meeting will be sent the morning of.

COP COMMUNITY PATROL

The COP Community units, including the Delray Villas Unit 16, can no longer patrol between the hours of 10 PM through 5 AM due to safety concerns.

FISHING

We've received calls about fishing in our lakes. After speaking with Delray Beach PD, it was determined that we (DVP1) have done all that we can do as required by law. We posted proper signs. Our only recourse is to do as the sign states. CALL THE POLICE. Please do not engage with these people. They will now know where you live. You are only putting yourself in possible danger.

The DVP1 Board voted to sponsor 3 social events this year, Memorial Day, Independence Day and Labor Day. These events will be scheduled so they do not interfere with the REC Assn's activities. As promised, the Fun Committee will promote these events in conjunction with the Communications committee. The Fun committee will also set up prior to and tear down/clean up after the event. These events will follow the same protocol as prior Community Engagement events but, with the HOA board now providing a main entree, sodas and water, paper products. Attendees are asked to bring a dish to share. I have not been advised on a 50/50 raffle, but I'll keep you posted. Thank you to Robert Ben-Eliyahu for heading up this project and to the Board members that voted to approve these events.

Because these are now DVP1 HOA sponsored events we must lawfully provide the following information.

***DVP1 HOA assumes no responsibility for food allergens or cross contamination in preparation of food shared by our participants.**

Because of the possibility of food allergies, all food brought to share, is consumed at the consumer's own risk.

Please remember Peanut/Shellfish allergies are quite dangerous.

AnitaMarie Mitchell-Shelton
Community Engagement Liaison

ARCHITECTURAL COMMITTEE

In accordance with our Delray Villas Homeowners Association documents, members of the Beautification committee conduct exterior inspections of homes to ensure they are being maintained in accordance with our HOA documents. Notices and fines will be sent out to homeowners if they are in violation.

To avoid a violation and/or fine, or the possibility of having to re-do work that has been done without approval and does not comply with our documents, check with the board **BEFORE** making any exterior changes. Landscaping, changing exterior paint color, redoing a driveway, adding or making changes to a screened-in porch, etc. might need to be discussed prior to making the change. **Many of these changes require permits from the county.** Architectural Chair Carl Malysz must be in receipt of the proper paperwork **BEFORE** the work is done.

Anyone planning to implement exterior excavations and/or installations on their property in conjunction with architectural improvements or digging holes to plant shrubbery, trees, or other freestanding appurtenances (like light posts, flag poles, paver units, et cetera) must contact “811” Before You Dig.

If you or your contractor dig, break or otherwise disrupt underground utilities (water, sewer, electric, sprinkler systems, et cetera) you may be subject to fines and the cost of repairing or replacing the damaged underground facilities.
This is the law in Florida. Dial “811” Before You Dig.

This warning also applies to the disruption of the HOA’s underground sprinkler system. Contractors may not disrupt or modify in any way the HOA’s sprinkler system without first discussing with and receiving approval from the HOA and/or its designee(s).

We now have a revised, easy fill application for Architectural Improvements.

Also, in addition to the Architectural Chair, the Palm Beach County now requires the Secretary of our HOA (or another executive officer) to attest any approved application before and required building permits are issued.

It should again be mentioned that during the cleaning and inspection of the neighborhood’s storm drainage facilities, it was detected that concrete trucks have been cleaning out residual concrete in at least one neighborhood storm water inlet.

This is a serious infraction of local and state laws and requirements. Property owners are asked to report such activity to Carl Malysz at 502-939-3577.

Anyone desiring to make physical improvements to their residence or immediate grounds should contact Architectural Chair, Carl Malysz at 502-939-3577 at least 30 days before work commences.

POOL COMMITTEE

The new pool furniture has been delivered and is now in use.

The Pool Committee is soliciting prices for new Pool Table Umbrellas. Hopefully, these existing umbrellas will be replaced by/in February.

The Pool gate has been resecured. You must now use your key to enter and exit the Pool area. Kudos to the owner/residents who helped the Pool Chair implement this repair: Tom Clark, Mike DeTulio, and Quentin Woodmeyer.

Property owners and residents are cautioned not to leave children under the age of eighteen years unattended at the Pool. Besides being dangerous for the younger ones, unattended children often disrupt the tranquility of the pool and patio for other residents.

Barefoot Pools performs pool maintenance on **Mondays and Fridays each week**. In the meantime, it is possible that debris may enter the pool. If you see leaves or other such items in the pool, please remove them. Left unattended, leaves and other debris can clog the circulation pumps of the pool.

There have been pool equipment issues involving water levels, heating and cooling, and filtering. The Pool equipment is decades old and would cost substantial amounts to replace in its entirety. While the disruptions to Pool usage are unfortunate, the HOA resorts to repairs as other neglected capital improvements are being addressed.

The **AED (Automated External Defibrillator)** and storage cabinet were installed and are operable. **AED tutorials** can be found on-line at Learn & train - HeartSine - heartsine.com/support/aed-training-videos. All pool attendees should be familiar with these life-saving procedures.

We are still looking for volunteers to replant a few urns that surround the perimeter of the pool. Anyone with a “green thumb” who is interested in implementing this project should contact Pool Chair, Carl Malysz.

Feel free to contact Pool Chair, Carl Malysz, at 502-939-3577 with your comments and suggestions. Please leave a message if Carl is unable to answer your call.



UPCOMING! EVENTS!

*Check out the Delray Villas Plat 1 Website at
www.delrayvillasplat1.org
AND THE
Delray Villas Recreation Association Website at
www.delrayvillasrec.com
for event updates.*

DRAINAGE SYSTEM REPAIRS COMMITTEE

The repairs to our drainage pipe have finally been made! Ben and I were there to monitor the repairs, as well as CROCS. At that point, we will then try and schedule CROCS to come back and finish.

Two lines, Arbol Drive from Campanelli west to West Arbol Drive, and Altocedro Drive at the corner of Via Flora. **West Arbol Drive was completed on January 22, 2025.**

FPL will be receiving invoices from Norgen and CROCS for their services provided to get our pipe repaired.

Ben and I will continue to update our master map of the drainage system as we go forward. Also, our contract includes video of the pipes after the linings are installed for our records.

Please feel free to contact us with any questions. Ray Adamaitis, Bennett Levy and Carl Malysz

DOCUMENT REVIEW COMMITTEE

RULES AND REGULATIONS: The proposed rules were approved as of November 13, 2024 and have been sent by email to all. **They became effective immediately.**

Emotional Support Animals (ESA) document: The Delray Villas Plat 1 ESA document was discussed and approved at the September BOD monthly meeting. This document will be used when new owners/renters, who are applying for occupancy.

Section 4. Pet/Animal Rules will continue as rules for pets/animals other than emotional support animals. This document was designed by our attorney and meets all Florida state laws.

BY-LAWS: Ray & Carl had a zoom meeting with the attorney on March 3rd to go over our questions concerning the proposed new By-Laws that the committee had. Our questions and revisions were answered and noted. The BOD received the committee's final revised copy of the By-Laws via email on 3-27-25. They were asked to review and bring any questions, changes, or suggestions to the April BOD Meeting for discussion. Once approved by the BOD, we will take the proper steps to get it approved by the members. **(the attorney highly recommended that we get one document at a time approved versus waiting to do all three).**

DECLARATION OF COVENANTS AND ARTICLES OF INCORPORATION: We will continue working on the Declaration of Covenants, and the Articles of Incorporation and any amendments to each. Then present to the BOD and suggested amendments.

Any amendments to the BY-LAWS, the DECLARATION OF COVENANTS, and the ARTICLES OF INCORPORATION, will be voted on by the members (ie; owners).

Feel free to contact Vice-President, Ray Adamaitis, at rayadamaitis@sbcglobal.net with any questions.

COMMUNITY INFORMATION *(continued)*

PEST CONTROL

If you have a problem in your home with common pests such as ants or roaches, **CALL OR TEXT Barker Brothers at 561-664-3563.**

Rodent and termite problems are not covered by our contract and must be handled by the homeowner.

Barker Brothers will be coming to service the perimeter of our homes on the **1st Friday of each month.**

It is a monthly service to keep bugs out of your home and the substance they use is not toxic to our pets. Just keep the pet away until it dries and all will be safe.

If you do not wish to have the perimeter of your home sprayed, on the appointed day put a large note on your front and back screen or sliding doors and they will not spray those homes where they see these signs.

They will do indoor treatments twice a month also on Friday. Just call for an appointment.

❖ *Important Newsletter Information* ❖

The Voice is available digitally on our website and on Hotwire TV Channel 99, Our Community Channel.

If you would like a physical copy of *The Voice* delivered to your residence, please call the Homeowner Services phone line and leave a message with your name, address and phone number.

DELRAY VILLAS PLAT 1 Dedicated Homeowner Services Phone Line 561-235-2632

❖ *Dedicated Homeowner Services Phone Line Information* ❖

The Dedicated Homeowner Services Phone Line will be monitored Monday through Friday
9:00AM - 5PM

This line is for all “Non Emergency” Calls.

Please leave a voice mail with your name, address, phone number and the nature of your call.

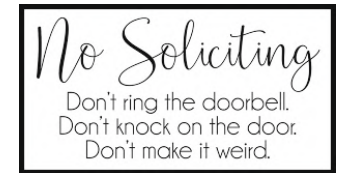
Your call will be returned within 2 business days.

Please continue to contact the board member assigned to the specific committee related to your area of concern.



The Plat 1 Pool is open from dawn until dusk.

Please remember there is **No Swimming** if you hear thunder and **No Children in diapers.**



To stop unwanted solicitations at your door, you can post a no solicitations sign.



Would you like to volunteer in your community?

Did you know that you do not have to be a board member to help on a committee?

Every board member is a volunteer, and we welcome our neighbors to help make our community everything we want it to be! We need all of you!

Please contact a board member and volunteer your special talents!

COMMUNITY INFORMATION

FRONT LAMPS

Should be on at dusk. If you are going away, please ask a neighbor to replace your bulb should it burn out. Keeping the light on is for your safety, as well as a deterrent to would-be burglars.

EMERGENCY CONTACTS

**Palm Beach County
Sheriff's Office
561-274-1075**

345 So. Congress Ave.



**Delray Beach Emergency
Operations Center
561-243-7400**



**Florida Power & Light
800-4-OUTAGE**



**HURRICANE INFORMATION
LINE
561-712-6400**

Provides updated messages from the City of Delray Beach during a potential storm.



**EMERGENCY SHELTER
Atlantic Community High School
2455 West Atlantic Ave.**



**For pet-friendly shelters call
561-233-1266**

❖ *Trash And Recycling Information* ❖

Trash Pickup is every **Wednesday** and **Saturday** mornings.
Please put can out after 5PM the night before pickup.
Lawn clippings are picked up on **Wednesdays** and
recycling and large items are picked on **Saturdays**.

For information about recycling in Palm Beach County, visit SWA.org/RecycleRight or call the SWA at 561-640-4000.



The blue recycling bin gets:

Plastic Bottles and Containers - Lids On; 2 Gallons or Less
Cans, Food and Beverage
Glass Bottles and Jars - Lids Off
Cartons, Milk - Lids On
Drink Boxes - No Pouches

The yellow recycling bin gets:

Cardboard - Flattened
Newspapers and Inserts - No Plastic Bags
Office and School Paper
Mail, Magazines
Dry Food Boxes - No Food Stains
Paper Bags
Cardboard Paper Rolls
Pizza Boxes - No Food Stains

Some items **CANNOT be recycled in either the blue or yellow bin including:**

**Plastic Bags, Foam Products, Aluminum Foil or Pans, Shredded Paper,
Plastic Eating Utensils or Straws, Paper Plates,
Paper Towels or Napkins, Coat Hangers, Light Bulbs, Needles**

PARKING



**OVERNIGHT PARKING
IS NOT PERMITTED
ON OUR STREETS AND
NO PARKING ON THE GRASS!!**

Overnight parking in the auxiliary lot must be approved.

**Contact
Angel Mitchell-Shelton
202-567-0013
to obtain a parking permit.**

VIOLATIONS WILL ISSUED.

**Daytime visitors
DO NOT NEED** to get a permit.

Call Angel for DV car stickers.

"Community is much more than belonging to something; its about doing something together that makes belonging matter"



Welcome To
DELRAY VILLAS
RECREATION ASSOCIATION



Delray Villas Recreation Association is comprised of 1121 homes within its five Plats.
We are a 55 plus community with its main complex situated at
13773 Circular Drive, Delray Beach, FL 33484 — off of El Clair Ranch Road.
The phone number for the main complex is **561-495-7212.**

Our Association boasts both single, duplex and multi duplex single-story villas.
Three of the plats contain their own swimming pools, while two plats do not have their own pool.
These plats have unlimited usage of our Main Swimming Pool.
All Plats have unlimited usage of all of our facilities.

All Delray Villas Homeowners must have an identification card for proof of residency while on Rec Center Property. They are available the last Saturday of each month in the “B” Building lobby. **Key FOB Distributor for Plat 1 is Bob Albertson 561-865-9158.
Please bring Proof of Residency with you.**

DELRAY VILLAS REC ASSOCIATION

Here are some Delray Villas Rec Association updates that might be of interest.

- **Vote on vendor for maintenance company was held.** R&B General Contracting was selected to provide these services to the REC Assn property. Providing more comprehensive service and a more budget friendly price.
- **REC FINANCIALS**, the QuickBooks clean-up is complete. The financials are complete and balanced.
- All **DV Plat Newsletters** are now avail on the REC website.
- Plat 4/5 is having their **HOA New Rule Class** on Thursday, March 13, 2025, in the B Building from 5 pm – 7pm it is a 2-hour course. Plat 4/5 has invited all the other Plats and Rec also to attend. This is a mandatory class that must be completed by each board member on every Plat within 90 days of the election for new or reelected members. The current or by June 30 for existing board members.
- **Calendar Integration.** We're looking at ways to integrate the REC Calendar with DVP1 Plat calendar.

For more information visit the Delray Villas Recreation Association Website at www.delrayvillasrec.com

AnitaMarie Mitchell-Shelton
Plat 1 Rec Board Representative



**MEMBERS WANTED FOR OUR
NEW VETERAN'S CLUB!**
CONTACT: Don Daugherty 561-703-5975
Pat Melito 631-332-6805
FIRST MEETING IS WEDNESDAY, APRIL 9th @ 7pm
MEETINGS WILL BE IN THE "A" BUILDING
COFFEE SUPPLIED BY RECREATION ASSOCIATION



FREE PROPERTY FRAUD ALERT SEMINAR

**FRIDAY, APRIL 11 FROM 10am TO 11am
IN "B" BUILDING VIKING ROOM**

Come on in and sign up for this **FREE PROGRAM** offered by Palm Beach County To help protect your property.

Any questions please call or text:
Sam Fleishman • 410-493-7842
Camille Montemurno • 561-239-6844

PBC clerk of the court devised a system a few years ago to allow PBC property owners to give their email address to be notified in the event anyone/someone does a transaction on their PBC property in the clerk's office.

Colleen Riemer and Alice Perneznny of the Clerk of the Court of Palm Beach County will be here on Friday, April 11th from 10am to 11am to educate Delray Villas Homeowners on PBC's property fraud alert system.