

# THE VOICE

## OF DELRAY VILLAS PLAT 1

**MAY 2025**, VOLUME 43, ISSUE 5

**REC Board Meeting**  
**Tuesday, May 6, 2025**  
**7:00PM, “B” Building**

**HOA Board Meeting**  
**Wednesday, May 14, 2025**  
**7:00PM, “B” Building**

### MESSAGE FROM THE PRESIDENT

**Dear Homeowner,**

We hope this message finds you well. In an effort to improve communication and reduce paper waste, Delray Villas Plat 1 is offering homeowners the option to receive official association notices via email, as permitted under Florida Statute 720.303(2)(c)(1-4). To receive meeting notices, announcements, and other important communications electronically, Florida law requires homeowners to provide written consent. **Please review and complete the attached Consent to Receive Association Notices by E-Mail form.**

**What You Need to Do:**

1. Review the attached consent form.
2. Sign and return the form using one of the following methods:
3. Scan and email the signed form to: [communityengagement@delrayvillasplat1.org](mailto:communityengagement@delrayvillasplat1.org)  
Mail to: P.O. Box 7228 Delray Beach, FL 33482

**Board Member Visits for Signatures**

In the next few days, members of the Delray Villas Plat 1 Board of Directors will also be visiting homeowners in person to collect signatures. If you prefer to sign the form in person, a board member will be available to assist you.

**Important Note:**

1. Under Florida law, email addresses provided to the Association may be considered part of the official records and could be accessible to other members unless otherwise protected by law.
  2. If you do not wish to receive association notices by email, no action is needed, and you will continue receiving paper notices.
- If you have any questions, please feel free to contact us at 561-235-2632. Thank you for your prompt attention to this matter.

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*

## 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

## 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

## 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://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



# MEMORIAL DAY COOKOUT

PRESENTED BY  
DVP1 HOA BOARD

DVP1 POOL  
MAY 24<sup>TH</sup> 2025\*\*\*\*3:00PM

Join the community in honoring the service of our military heroes

PLEASE RSVP BY MAY 10th 2025

Hotdogs, Burgers, Sodas/Water and all the fixings will be provided by DVP1 HOA.  
Please bring a dish to share.

**\*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.**



# 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.

**BEGINNING MAY 1, 2025, The Rules and Regulations Enforcement Committee will begin assessing the condition of properties for compliance with our HOA Rules and Regulations. Resolution of many infractions may require the completion and approval of an architectural application.**

**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

**Heating/cooling unit 2 has been repaired and is back on-line.** The temperature of the Pool is set at the 86-88 degree range, and the temp can vary a degree or so from that range.

**The Pool Fire Extinguisher has been serviced** and is in good working order for another year.

**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.

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](http://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](http://www.delrayvillasplat1.org)  
AND THE  
Delray Villas Recreation Association Website at  
[www.delrayvillasrec.com](http://www.delrayvillasrec.com)  
for event updates.*

## 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 moni-  
tored 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.

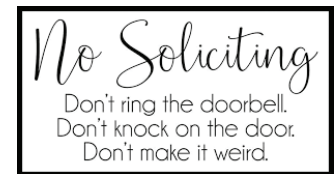
**Your call will be returned within 2 business days.**

**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](http://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"

# HOA SPECIAL BOARD MEETING MINUTES *(continued)*

## Delray Villas Plat 1 HOA Special Board Meeting Minutes MARCH 12, 2025

**Meeting Opened:** Andrea called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited, and a moment of silence was observed for all members of our armed forces, anyone in the world who is suffering from violence, community members suffering from illness, and those in our community who have passed away.

**Roll Call:** Board members present were Andrea (Angel) Mitchell-Shelton, Robert Ben-Eliyahu, Carl Malysz, Marlene Peritzman, Ben Levy and Leah Myers.

The meeting opened with Homeowner questions on Agenda items only. There were no questions.

### **President's Remarks:**

- Angel discussed the process of getting the waivers from the owners to email notices. Board members will go door to door to get the waivers from the homeowners.
- Board Member education Due March 31, 2025 for new board members and for reelected Board members are due June 30, 2025.

**Secretary's Report:** Leah read the minutes from February 12, 2025.

Carl proposed the following modifications to the minutes of February 12, 2025:

### **Special Meeting February 12, 2025**

A Special Meeting of the Delray Villas Plat 1 HOA to ratify the 2025 special assessment for drainage repairs was opened at 7:00PM. Andrea read the notice of the special meeting for the ratification of the sewer repairs.

**Special Assessment** - Special Assessment was for \$131,520.00 or \$40.00 per unit per month during the calendar year 2025. Carl moved to ratify the special assessment, second by Ray and carried unanimously. A motion was made and second to adjourn the special meeting at 7:20 PM.

**President Report** - Andrea announced that Shelley Miller and Shelle England resigned from the rec Assn committee. A motion was made by Andrea to have Anita Mitchell-Shelton and Roger DelGaiso replace Shelley Miller and Shelle England on the Recreation Assn committee.

Carl moved to approve the minutes with the corrections as noted, second by Andrea and carried unanimously

**Treasurer's Report:** Marlene reported that as of February 28, 2025 the operating account has \$242,339.16 and the reserve account has \$306,317.55.

**Vice President's Remarks:** Ben reported on the collection of assessments. 17 payment reminders were sent out. 4 active collection accounts and 2 accounts have payment arrangements.

### **Old Business:**

1. Discussion / status update on waivers for emailing notices - Angel discussed in presidents report
2. Discussion on the management of the community website. - Anita provided an update on the website and that a homeowner has volunteered to support



## HOA SPECIAL BOARD MEETING MINUTES *(continued)*

community engagement. She also discussed the improvements and accomplishments of the committee.

3. Discussion and vote on the procedures for community violations submitted to board- Robert explained the process of how violations will be issued and the fine committee process. Jackie, Mike and Roger will be on the fine committee.

**MOTION:** Robert moved to approve the process and procedures for violations sent to the Board Members, second by Carl and carried unanimously.

**MOTION:** Robert moved to appoint Jackie, Mike and Roger to the fine violation committee, second by Angel and carried unanimously.

**MOTION:** Robert moved that he, Carl and Homayoun are the board members running the fine violation committee, second by Carl and carried unanimously.

**MOTION:** Robert moved that we give our homeowners 30 days' notice that effective on May 1, 2025, we will be fully enforcing all homeowners' violations of our rules and regulations, second by Carl and carried unanimously.

4. Discussion - executive board members' responsibilities - Ben discussed the Board protocol on decision making.

5. Any other old business -

a. Ben provided an update on the drainage project.

b. Carl provided an update on his conversation with Palm Beach County engineering concerning Via Flora.

### **New Business:**

1. Discussion with possible vote on plat community events for the Spring, Summer and Fall -

**MOTION:** Robert moved that the Board sponsor 3 events at a cost of \$300.00 per event, second by Angel and the motion carried.

2. Response if needed, to answer owners that spoke earlier - No responses

3. Any other new business -No New Business

### **End of Meeting/Beginning of General Meeting**

### **Committee Reports:**

Alliance - Marlene reported Pool - Carl reported all good Architecture - Carl reported

Pest control Marlene - Asking Pro Pest for more Bait Boxes Iguana control - Robert stated removal going well

Lakes - Robert - getting better but noticed some algae Landscaping - Robert discussed a fence that is being pushed over Orientation - Marlene reported.

Sprinklers - Ben reported on sprinkler issues.

Communications -Marcie - Discussion of waiver to allow notices to be delivered via email - Community Engagement -Anita reported on upcoming calendar upgrades.

The floor was opened to owners present and all questions and concerns were addressed.

### **Adjournment:**

With no further business to discuss, a motion was made, second and carried unanimously to adjourn the meeting.

**The meeting was adjourned at 9:22 p.m.**

Secretary\_\_\_\_\_ Date\_\_\_\_\_ President \_\_\_\_\_Date\_\_\_\_\_



# HOA BOARD MEETING MINUTES *(continued)*

## **Delray Villas Plat 1 HOA Board Meeting Minutes February 12, 2025**

**Special Meeting Opened:** A Special Meeting of the Delray Villas Plat 1 HOA to ratify the 2025 Special Assessment for Drainage System Repairs was opened at 7pm. Roll call of members present: Board members present were President Andrea (Angel) Mitchell-Shelton, Secretary Leah Myers, Robert Ben-Eliyahu, Carl Malysz, VicePresident Ray Adamaitis, Homayoun Ramazani, and Treasurer Marlene Peritzman (was present via Zoom). Marcie Mendelsohn and Ben Levy had excused absences. Andrea read the Notice of Special Meeting for Ratification of Drainage System Repairs Special Assessment. The Special Assessment was for \$131,520.00 or \$40.00 per owner per month during calendar year 2025. Carl Malysz made motion to ratify this Special Assessment; this motion was seconded by the Vice-President; and the motion was unanimously approved (6 in favor and 0 opposed). The Special Meeting was adjourned at 7:20 p.m.

**Meeting Opened:** Andrea called the meeting order at 7:20 p.m. The Pledge of Allegiance was recited and a moment of silence was observed for members of our Armed Forces, community members suffering from illness and those in our community who have passed away.

**Roll Call:** Board members present were Andrea (Angel) Mitchell-Shelton, Leah Myers, Robert Ben-Eliyahu, Carl Malysz, Ray Adamaitis, Homayoun Ramazani, Marlene Peritzman was present on Zoom. Marcie Mendelsohn and Ben Levy excused.

**New Homeowners Present:** None

**President's Remarks:** On January 29, 2025 the Rec Association held a meeting for the Executive Board members for all plats, to which 27 people attended. The discussion included expenses that will be coming up, which include the pool parking lot and lights. Committees are being created for various needs within the Rec Board, sign-up sheets are in Building B. Rec Board representatives Shelly Miller and Michelle England submitted letters of resignation, effective immediately. Roger Delgasio and Anita Mitchell-Shelton will replace them.

### **Reports:**

**Secretary's Report:** The reading of the December minutes was waived pending corrections.

**Treasurer's Report:** Ray and Marlene met with the accountant and the budget is satisfactory.

**Collection Report:** Due to coupon books being mailed late, January's late fees will be waived. There are two collections accounts that have been turned over to the attorney. Monthly fees are considered late at 30 days past the due date. This will be changed in the future revised documents to 15 days.

### **Old Business:**

1. Robert created document for parliamentary duties.
2. New umbrellas - Carl stated he obtained three quotes for five new pool umbrellas. He obtained three quotes for consideration.
3. Carl spoke to a traffic engineer with the city regarding stop signs and/or speed bumps on Via Flora. He was told stop signs won't work and a study would have to be done to see if speed bumps are possible. To have city pay for speed bumps, we would have to collect signatures to request study.
4. Carl and Robert drafted procedures for violations. They are to draft sample letters of the top five violations. Carl and Robert will be attending a webinar regarding violations.

Ray and Homayoun left at this point of the meeting.

# HOA BOARD MEETING MINUTES *(continued)*

**New Business:** None

**Committees:**

**Alliance:** Marlene reported FPL is currently 19% solar, working toward 30% by 2030, resulting in phasing out coal.

**Architecture:** Carl reported a new architecture form will be included in the newsletter quarterly. The pool thermostat was replaced by Barefoot Pools. They are also ordering an additional part for the pool. The lock on the gate is easily dislodged. Carl spoke to a gate installer who quoted a full repair would be \$1800 or \$100-\$200 for a “fix.”

**Pest Control:** Barker Brothers is here the first Friday of every month. ProPest changed out the rat boxes.

**Iguana Control:** Robert stated there were only five iguanas removed last month.

**Lakes:** Lake Doctor will be out January 24-25 to treat for algae.

**Drainage:** The hole in the pipe on Arbol Dr should be repaired in the next week or two. Ray said he would email FPL for updates.

**Landscaping:** Danny will be remediating the chemical burns in the lawns. Perimeter fencing will be repaired.

**Parking Lots:** Angel stated the parking lot at Arbol and Campanelli has large holes, that were previously filled. Estimate to redo the parking lot is \$8525.00, but will get two more estimates.

**Orientation:** Ethel reported one interview scheduled for home purchase and Ronie will attend.

**Sprinklers:** Robert reported timers.

**Rec Board:** Tom reported there are card tables in the game room to sign up for committees. The Rec Board will be sponsoring seminars, beginning 02/24/25 to discuss estate planning. There is currently a wait list for Tai Ji Juan classes.

**Nominations:** None

**Communications:** Fillable ESA and rental forms are on the website. Movie Under the Stars on 2/16.

**Angel moved to adjourn and Marlene seconded the motion. Meeting adjourned at 8:40 p.m.**

Secretary\_\_\_\_\_ Date\_\_\_\_\_ President \_\_\_\_\_ Date\_\_\_\_\_



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.