

THE VOICE

OF DELRAY VILLAS PLAT 1

DECEMBER 2025, VOLUME 43, ISSUE 12

CANCELED

REC Board Meeting
Tuesday, December 2, 2025
7:00PM, "B" Building

IMPORTANT

ANNUAL MEETING OF THE MEMBERS OF DELRAY VILLAS
PLAT NO. 1 HOMEOWNERS' ASSOCIATION, INC.
Wednesday, December 10, 2025
7:00PM, "B" Building

MESSAGE FROM THE PRESIDENT

Happy Holidays Neighbors!

I hope that my final message of 2025 finds you all doing well. We've had quite the year here in Plat 1 meeting the challenges we face and working together to try and bring about positive outcomes for all of our neighbors. I'm encouraged by what our HOA Board has been able to accomplish over the last 12 months.

Through hard work and dedication our community is actively planning for the needs we will have in the future — and while it does take time, persistent issues are being addressed and corrected.

We appreciate everyone's input in alerting Community Engagement and committee Chairs to issues or concerns. "You" are the change that you want to see in our neighborhood.

I'd be remiss if I didn't acknowledge the volunteers that stepped up to help the community. **THANK! YOU!!** It truly does take a village.

I look forward to continuing our progress in 2026. See you in the New Year!

Andrea "Angel" Mitchell-Shelton
HOA 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

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

Parking Permits

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

Pest Control

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

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 2026 maintenance payments will remain the same as last year but there will be a \$40 assessment fee for Phase III 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. **It would help us greatly if you would let us know if your e-mail address or phone number has changed as quickly as possible.** I hope all our residents have a happy and healthy Fall with lots of travels to talk about when you return.

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: Marlene Peritzman at 561-637-6070

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.**

Merry Christmas
Happy Hanukkah
Happy Kwanzaa
to you all!

COMMUNITY ENGAGEMENT

BY POPULAR DEMAND DVP1 WATER AEROBICS IS COMING BACK

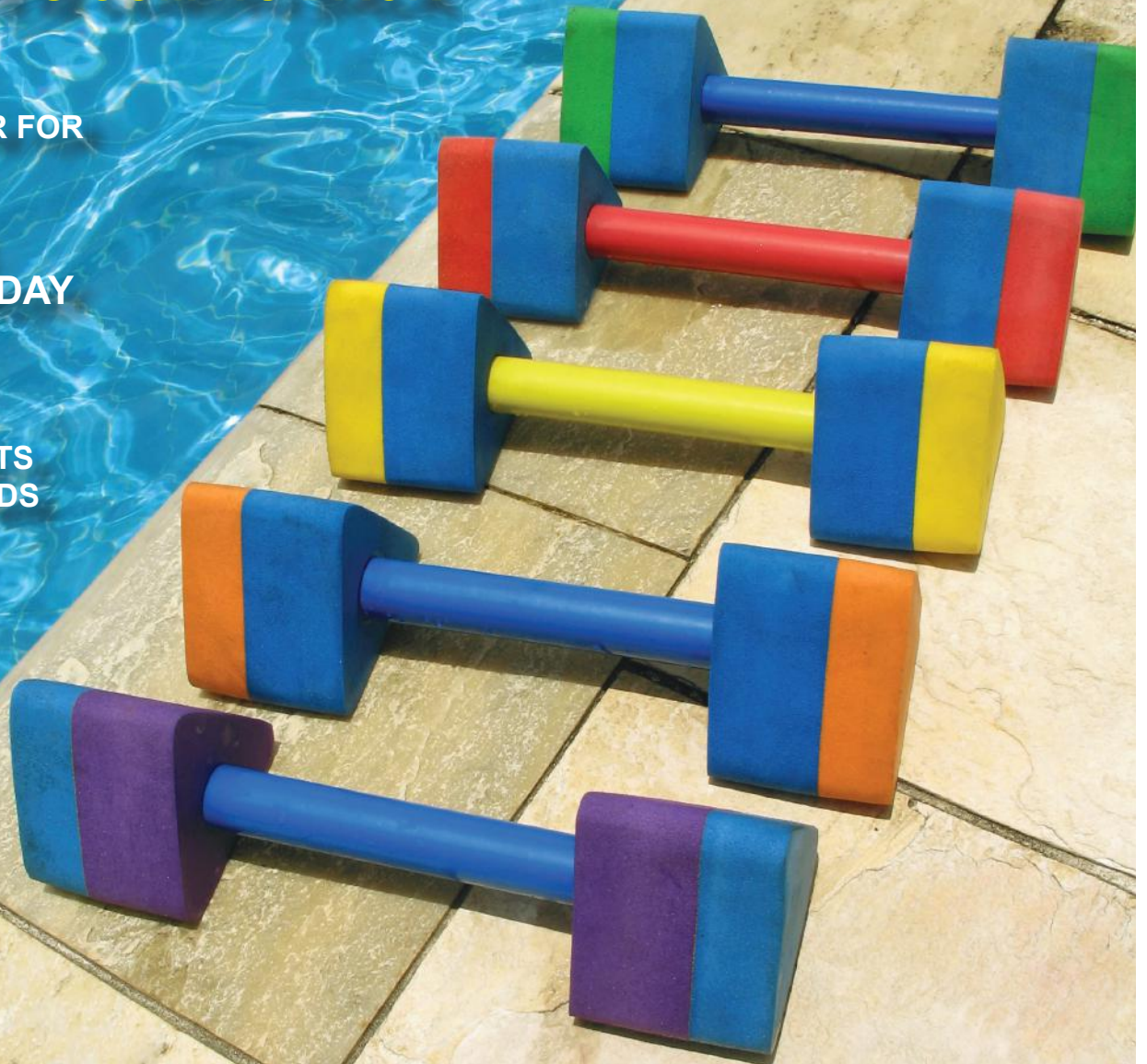
STARTING IN OCTOBER
PLEASE CHECK THE PLAT CALENDAR FOR
EXACT START DATE

THREE (3) DAYS A WEEK
TUESDAY~THURSDAY~SATURDAY
10:00AM
PLAT 1 POOL

THIS IS OPEN TO ALL DV RESIDENTS
FEEL FREE TO INVITE YOUR FRIENDS
FROM THE OTHER PLATS

COME OUT AND GET YOUR
LOW IMPACT WORKOUT ON!

CLASS INSTRUCTED BY
ANDREA "ANGEL"
MITCHELL-SHELTON
President, Delray Villas Plat 1



ARCHITECTURAL COMMITTEE

The Rules and Regulations Enforcement Committee has been assessing the condition of properties for compliance with our HOA rules and regulations. A copy of the Rules and Regulations may be found on the DVP1 website. This website also identifies where you can submit your inquiries.

Resolution of many Rules and Regulations infractions may require the completion and approval of an architectural application.

**Anyone wanting to make physical improvements to their residence or immediate grounds should contact Architectural Chair, Carl Malysz at least 30 days before work commences.
Carl's cell phone number is 502-939-3577 and email address is carlmalysz@gmail.com.**

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).

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.

Finally, many upgrades have been made or are being made during the past year to the residential units in DVP1.
Many of these projects include the installation of new roofs and hurricane windows and sliders, new and rebuilt driveways, new paint, and an assortment of other minor improvements.

COMMITTEE EMAIL ADDRESSES AT A GLANCE

Architecture/Pool

Carl Malysz
carlmalysz@gmail.com

Community Engagement/ Hotwire

AnitaMarie Mitchell-Shelton
communityengagement@delrayvillasplat1.org

Irrigation

Bennett Levy
bennettlevy59@gmail.com

Lakes/ Landscaping/Iguanas

Robert Ben-Eliyahu
dvp1landscaping@gmail.com

Pest Control

Marlene Peritzman
mperitzman@gmail.com

Violations

Robert Ben-Eliyahu
Homayoun Ramezani
dvp1violations@gmail.com

Infrastructure/Collections

Ray Adamaitis
rayadamaitis@sbcglobal.net

Maintenance/Parking

Marc
Andrea “Angel” Mitchell-Shelton
dvp1angelms@gmail.com

A MESSAGE FROM LAW ENFORCEMENT



With the holidays upon us, our local law enforcement has asked that we remind our homeowners to be more vigilant when it comes to locking our cars and removing any valuables or electronic devices that could give access to our community areas.

We appreciate the volunteer efforts of those who participate in our security patrols along with the efforts of our neighbors who look out for each other.

Wishing everyone a safe and peaceful holiday season.

PLEASE SLOW DOWN — THE SPEED LIMIT IS 15-MPH

We are asking that everyone please adhere to the 15-mph speed limit when driving within our community. The streets are narrow, there are no sidewalks, and your neighbors are walking in the streets — sometimes with their dogs.

Please remember that you live in a community so be considerate of everyone's safety.

POOL COMMITTEE

Since May, we have had to complete two unexpected major repairs/replacements at our DVP1 Pool facility. First, in July, our pool circulation pump broke down. It had to be replaced with a new unit. The cost was \$4,325. It is a commercial grade pump with a one-year warranty for parts and labor which meets the current industry standard.

Second, the main circuit breaker fell apart in early August. That damage caused the chiller/heater to be out of commission for a couple of weeks. (Initially, we thought the chiller/heater panel broke down again. That element was replaced this past April.) Replacement parts for the old circuit breaker were out of production. So, a new circuit breaker panel was purchased and installed. This cost \$1,629.

There are still two important repairs to be completed at the Pool. The circuit breaker is attached to a couple of supports that are anchored into the ground. These supports are rusty, flimsy, and in danger of collapsing. They need to be repaired/replaced as soon as possible. The second involves several old circuit breaker boxes that are affixed to a short concrete wall. These units need to be evaluated and, if obsolete, removed.

I am pleased to announce that we were able to enlist the services of one of our newer residents here in DVP1, David Reid, who has graciously focused time, labor, and materials to install several landscape containers with plantings around the perimeter of our pool patio. "Thank you so very much, David Reid! Your hard work has really enhanced our pool!!"

In a related gesture, another resident of DVP1, Rick Petelli, has taken on the task of keeping the plantings watered. Same shout out: "Thank you, Rick!"

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 - Heart-Sine - heartsine.com/support/aed-training-videos. All pool attendees should be familiar with these life-saving procedures.

Feel free to contact Pool Chair, Carl Malysz, at 502-939-3577 with your comments and/or suggestions. Anyone interested in volunteering for the Pool Committee, please contact Carl as well. Please leave a message if Carl is unable to answer your call.



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.

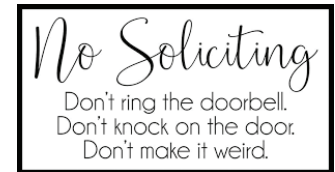
Your call will be returned within 2 business days.

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
Andrea "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 BOARD MEETING MINUTES *(continued)*

Delray Villas Plat 1 HOA Board Meeting Minutes October 8, 2025

Meeting Opened: Andrea called the meeting to order at 7:01 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, Ben Levy, Ray Adamaitis, , Homayoun Ramazani and Marlene Peritzman and Leah Myers. Marcie Mendelson was absent.

The meeting opened with Homeowner questions on Agenda items only.
No Questions were asked.

President's Remarks: Andrea thanked people for being involved in Delray Villas Plat 1. Also mentioned there was a Recreation Association meeting and things are ongoing.

MOTION: Ray moved to waive the reading of September 10, 2025, minutes and accept them as written, second by Andrea and carried unanimously.

Secretary's Report: Previously discussed.

Treasurer's Report: Marlene reported on the financial statements for September 2025. \$107,476.81 in operating account and \$479,700.32 in reserves. Also, water bill increase of 3.687% effective October 1st. Carl mentioned Pool repairs completed (circulation pump, panel, electric box)

Ray mentioned that he will be working with Marlene on the 2026 budget. Aiming to present it by October/November. Marlene asked the committees for any updated contracts.

Vice President's Remarks: Ray mentioned he sent the collection report to the Board and summarized the collections for the month. 11 reminders sent and 7 attorney cases totaling \$21,590. Ray also summarized that payments are due on the 1st of each month and payments received after the 30th of each month are assessed a 25.00 late fee.

Old Business:

1. Architectural Committee: Exterior Paint Colors – Carl Discussed paint colors for homes and the need to expand color options beyond current gray tones. No action taken.
2. Any other new business- BOD – Andrea announced Fence project near pool is underway.

HOA BOARD MEETING MINUTES *(continued)*

New Business:

1. Yard Waste Pile – Carl - Problems with people dumping furniture and trash in the yard waste area. There was a discussion about solutions to solve this issue. Carl to investigate solutions.
2. Discussion of special assessment by drainage committee- Ray & Ben – Ray provided an update on the drainage project. Phase 3 will cost \$124,800.00 and a special assessment will be needed to fund the project.
3. Discussion of documents including waivers- Ray – This is in progress.
4. Discussion of audit – Marlene announced the audit is available and to contact her if you would like a copy.
5. Any other new business – BOD – No other new business discussed.

End of Board Meeting/Beginning of General Meeting – Board meeting ended and General meeting started 7:46 PM

Committee Reports: Committee members provided a verbal report

Alliance - Marlene Peritzman, *Rhoda Birnbaum	Orientation – Marlene Peritzman, *Ethel Olson, *Roni Sapp
Architecture – Carl Malysz	Sprinklers – Ben Levy, Robert Ben-Eliyahu
Pool – Carl Malysz	Special Projects – Ben Levy, Ray Adamaitis
Pest Control – Marlene Peritzman Iguana Control - Robert Ben-Eliyahu	Recreation Assn - *Anita Mitchell-Shelton, *Tom Clark *Roger Delgaio
Landscaping – Robert Ben-Eliyahu	Nominations – Leah Myers *Ellen Hoffman
Lakes – Robert Ben-Eliyahu	Communications – Marcie Mendelsohn, Leah Myers, -*Anita Mitchell-Shelton
Parking Lot/Permits – Andrea Mitchell-Shelton	Community Engagement -*Anita Mitchell-Shelton, *Tom Clark,
	Violations – Robert Ben-Eliyahu, Carl Malysz, Homayoun Ramazani

*Designates Non-Board Members

HOA BOARD MEETING MINUTES

Other items discussed during the meeting:

1. Pool Maintenance: Previously discussed.
2. Marlene discussed Pest control.
3. Robert discussed tree removal to be to be identified. New landscape for the homes will be included in future proposals. Bids will be presented as they are received. Ben also provided information as per his discussion with the landscaper.

MOTION: Robert announced Superior Waterway is increasing the monthly cost from 390.00 to 401.70. Robert moved to renew the contract at 401.70 per month, second by Ray and carried unanimously.

4. Marlene provided the number of orientations
5. Sprinklers- Due to the rain they are not going on as much
6. Ray suggested everyone should take a list to get the waivers.
7. Roger reported on the upcoming community events.
8. Community Events: Anita announced that everyone should sign up for electronic notice of meetings. Forms are on the table. The Rec center will be having a special meeting.
9. Community Engagement- Water aerobics at the pool.
10. Violations- The committee is resuming sending violation letters.

A motion was made, second and unanimously to adjourn the meeting at 9:43 PM

Respectfully Submitted,



Leah Myers

Secretary



Andrea Mitchell-Shelton

President