

Important Notice to Members regarding legal pre-mediation proceedings.

Jan. 6, 2026

The Plat 1 Association board has engaged their legal counsel to bring a claim against the Recreation Association that the special assessment was not properly adopted. Florida law requires that type of dispute go to mediation before they can file a lawsuit. That is what we are doing. The mediation is being scheduled probably for some time in February. However, the recreation association, through its legal counsel, believes that everything was done properly and the special assessment will move forward as planned. We will defend any claim as we believe we have acted properly from the beginning and with advice of legal counsel. However, because Plat 1, for some reason wants to bring this claim, we have an obligation to respond and to engage in the mediation process.

Delray Villas Board of Directors



President
1/6/26

Motion:

I, **Iris Schnell**, want to make a motion for the recreation association board to appoint a litigation committee consisting of the directors from Plat 2, 3 and 4/5.

This litigation committee will be appointed to deal with the mediation and all related legal issues relating to the claim being brought by plat 1.

The committee will consist of all of the directors of the recreation association excluding the plat 1 directors who serve on the recreation board, because they are averse to the recreation association by virtue of their association bringing a claim against the recreation association; they should not be involved in any legal discussions over the mediation or other legal issues against the recreation association brought by plat 1.

Seconded by: Lynne Cohen

Vote:

Roll call: N AnitaMarie, N Robert, ✓ Tom, ✓ Howard, ✓ Ed,
✓ Andrea ✓ Iris ✓ Joann ✓ Valerie ✓ Lynne ✓ Judy ✓ Camille

Vote: Approved # 10 Disapproved # 2 Abstain # Excused #

Date: 1/6/26

10 approved

2 disapprove

Camille Montemur
President

1/6/26

SPECIAL ASSESSMENT USE BREAKDOWN

The total cost of the project is \$3,171,336.00. The special assessment amount per home is \$2,817.00. Board to Vote on: DATE: January 6th 2026 8:22 PM

Tennis Courts * Board Vote: Awarded to Vendor: ARMOUR

- Renovate courts; **striping** will include 2 tennis courts and 4 pickle ball courts.
- Replace lights. Replace electrical panels.
- Replace fence.

Tennis Court Vendors:

Armor -	Sports Surface	PTCS
Extreme	Fast Dry Courts (FDC)	RMJ -

Board recommendation: 1) ARMOUR 2) _____

Motion: ED 2nd: IRIS

Roll call: D AnitaMarie, D Robert, A Tom, A Howard, A Ed, E Andrea
A Iris A Joann A Valerie A Lynne A Judy A Camille

Vote: Approved # 9 Disapproved # 2 Abstain # _____ Excused # 1

NOTE: Replace bocce court- same vendor as tennis courts.

Tennis Courts Lighting * Board Vote: Awarded to Vendor: CGR

- Replace lights, electrical panel, 2 new lights in parking lot
- Replace 1 light pole & add 2 light poles in the dark area of the parking lot. **Same electrician as tennis courts**

Tennis Court Vendors: Electrical

Constant Electric	CGR	Lite Maintenance	RMJ
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Board recommendation: 1) CGR 2) _____

Motion: LYNNE 2nd: Howard

Roll call: D AnitaMarie, D Robert, A Tom, A Howard, A Ed, E Andrea
A Iris A Joann A Valerie A Lynne A Judy A Camille

Vote: Approved # 9 Disapproved # 2 Abstain # _____ Excused # 1

Tennis Courts Fencing * Board Vote: Awarded to Vendor: All Fence

- Replace fence.

Tennis Court Vendors: **Fencing**

All Fence

RMJ

Board recommendation: 1) All Fence 2) _____

Motion: LYDDE 2nd: Howard

Roll call: D AnitaMarie, D Robert, A Tom, A Howard, A Ed, E Andrea
A Iris A Joann A Valerie A Lynne A Judy A Camille

Vote: Approved # 9 Disapproved # 2 Abstain # _____ Excused # 1

Parking Lot ** Board Vote: Awarded to Vendor: Paving Lady

- Restoration, incl. signage, striping, and car stops. Repair drain basins.

Parking Lot Vendors:

Five Star

Solid Rock

Sky Net

Paving Lady

RMJ

Board recommendation: 1) Paving lady 2) _____

Motion: Ed 2nd: Joann

Roll call: D AnitaMarie, D Robert, A Tom, A Howard, A Ed, E Andrea
A Iris A Joann A Valerie A Lynne A Judy A Camille

Vote: Approved # 9 Disapproved # 2 Abstain # _____ Excused # 1

Pool * Board Vote: Awarded to Vendor: _____**

- Renovate pool, NO CHANGE in size, fence removal, storage, and re-install.
- Replace decking and pavers.
- Replace mechanical equipment, geothermal heaters, and chillers; plumbing and electricity included.
- Permits and engineering.
- Replace spa

Pool Vendors:

Atlantic Pools -

Ike's Carter Pool -

Board recommendation: 1) Atlantic 2) Ikes

Motion: *Both going to attorney* Atlantic 2nd: Howard

Roll call: D AnitaMarie, D Robert, A Tom, A Howard, A Ed, E Andrea
A Iris A Joann A Valerie A Lynne A Judy A Camille

Vote: Approved # 9 Disapproved # 2 Abstain # Excused # 1

Windows* Board Vote: Awarded to Vendor: _____**

- B building impact windows and doors to be voted on at later date

Window Vendors:

Glass Land Millennium Mirror All American Vastuu A Christian Glass SWS

Board recommendation: *Tom Howard* 1) A Christian 2) ~~SWS~~ SWS *Camille Judy*

Motion: *Both going to attorney* 2nd: _____

Roll call: D AnitaMarie, ~~D~~ Robert, (1) Tom, (1) Howard, (1) Ed, E Andrea
(1) Iris (1) Joann (2) Valerie (1) Lynne (1) Judy (2) Camille

Vote: Approved # 7-A Disapproved # 2 SWS Abstain # Excused #

(Signature)

