

# THE VOICE

## OF DELRAY VILLAS PLAT 1

MARCH 2026, VOLUME 44, ISSUE 3

REC Board Meeting  
Tuesday, March 3, 2026  
7:00PM, “B” Building

**IMPORTANT**  
**SPECIAL MEMBERSHIP MEETING**  
**FOR DVP1 HOMEOWNERS!**  
Wednesday, March 11, 2026  
7:00PM, “B” Building  
Delray Villas Plat 1 Updated Governing By-Laws

HOA Board Meeting  
Wednesday, March 11, 2026  
7:00PM, “B” Building

### MESSAGE FROM THE PRESIDENT

Hello Neighbors,

By now, all Delray Villas Plat 1 homeowners should have received a copy of the **proposed amended Delray Villas Plat 1 Governing By-Laws**. I want to encourage everyone to read the By-Laws, as there has been substantial rewording to more accurately reflect the current framework we live within. I also want to encourage homeowners to attend the March Special Membership Meeting where these changes will be discussed in more detail and you will have the opportunity to share your input.

While we are doing our best to share these **meetings through Zoom** to reach a larger number of homeowners, we face challenges in this area and will at some point have to reconsider our ability to provide this option. **It would be greatly appreciated if one or more of you who have experience in this area, could share just a small window of time each month to help with this process.** **For more information on how you can be of assistance, please email [communityengagement@delrayvillasplat1.org](mailto:communityengagement@delrayvillasplat1.org).**

March still marks the beginning of Spring, even if the recent cold doesn't feel like it — and when we change the clocks — the day and night will almost be equal in length — giving us more time to reconnect with the neighbors we know and meet the ones we don't. **Let's treat each other with kindness and understanding while looking for more ways to improve our DVP1 community.**

Angel Mitchell-Shelton  
President  
Delray Villas Plat 1

# YOUR HOA TEAM

## President

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

## Vice-President

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

## Treasurer

Dave Del Gaiso  
201-232-9640  
daved.dvp1@gmail.com

## Co-Treasurer

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

## Secretary

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

## Board Member

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

## COMMITTEE CHAIRS

## Architecture

Carl Malysz  
Homayoun Ramezani  
Ben Levy

## ❖ *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*

## Communications

Marcie Mendelsohn  
AnitaMarie Mitchell-Shelton\*

## Community Engagement

AnitaMarie Mitchell-Shelton\*

## Documents

Ray Adamaitis

## Irrigation

Ben Levy  
Ray Adamaitis  
Carl Malysz

## Landscaping

Angel Mitchell-Shelton  
Robert Ben-Eliyahu

## Lakes

Robert Ben-Eliyahu

## Nominations

Leah Myers\*  
Ellen Hoffman\*  
Marcie Mendelsohn

## Orientation

Marlene Peritzman  
Ethel Olson\*  
Ray Adamaitis

## Parking Permits

Angel Mitchell-Shelton

## Pest Control

Marlene Peritzman

## Pool

Carl Malysz  
Roger Delgaiso\*  
Mike Detulio\*

## Special Projects

Bennett Levy

## Violations

Carl Malysz  
Ray Adamaitis  
Robert Ben-Eliyahu  
Ben Levy

## Plat 1 Representatives for the Recreation Board

Robert Ben-Eliyahu  
561-222-3802

AnitaMarie Mitchell-Shelton\*  
561-235-2632

Tom Clark\*  
347-728-4037

## “The Voice” Editor

Marcie Mendelsohn

## 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 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, my email address is [mperitzman@gmail.com](mailto:mperitzman@gmail.com).** I hope all our residents have a happy and healthy Spring with lots of travels to talk about when you return.

With kind regards, Marlene Peritzman, Co-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.**

## COMMUNITY ENGAGEMENT

# Landscape Maintenance Provider Update

**American Grounds, our new landscaping company, has asked that we share the following with our homeowners.**

Hope you're staying warm! You may have noticed a few changes around your landscape lately: leaves dropping from privacy hedges, trees looking thinner, plants looking tired, and even lawns turning yellow. These are very common signs of winter stress, caused by the combination of cold temperatures and dry air that impacts how moisture is held in the soil.

The good news is: this does not automatically mean the plants are dead, and in most cases it's not something anyone "did wrong." What you're seeing is often a temporary response while plants protect themselves and conserve energy.

This year has been especially tough because of the way the cold arrived. In January, we experienced five separate cold snaps (multiple nights dropping into the low 40s and 50s). In comparison, the last two to three winters typically had only two cold snap events, which gave plants time to recover between them. This year, the cold events came in much quicker succession, which created the most landscape stress we've seen in the past 4-5 years.

While there's nothing anyone can do to prevent the weather itself, we can respond the right way. In March, we will be adjusting our lawn protocols to focus on strengthening plant recovery — supporting root health, stabilizing growth, and helping lawns and ornamentals rebound as temperatures normalize.

As always, if you notice anything that looks severe (major dieback, rapid browning, or areas collapsing), please reach out to your HOA Board representative, and we'll be happy to take a closer look and guide you on what's normal winter stress vs. something that needs a more targeted treatment.

### **Questions or Concerns**

If you notice an issue related to landscape services, please continue to report it to [Dvp1landscaping@gmail.com](mailto:Dvp1landscaping@gmail.com) so it can be tracked and addressed appropriately.

Sincerely,  
Delray Villas Plat One HOA Board of Directors

## ARCHITECTURAL COMMITTEE *(continued)*

At the February 11, 2026, Special Membership Meeting, the Delray Villas Plat 1 (DVP1) Homeownership Association (HOA) Board of Directors received Membership comments and questions regarding proposed new rules regarding paint colors for the exterior of multi-family structures including Tri-plex, Four-plex, and Six-plex structures within DVP1. We want to thank Barbara Cock and Rose Postilio for doing research and developing the adopted color schemes.

**Upon conclusion of its discussion, the DVP1 HOA Board of Directors adopted the following:  
Effective, immediately, paint colors for exterior surfaces shall be limited to the following Sherwin Williams color codes:**

**Body Colors:** Accessible Beige SW 7036 249-C1  
Reflection SW 7661 233-C1  
Liveable Green SW 6176 213-C1

**Gable End Colors:** Tony Taupe SW 7038 249-C3  
Gray Clouds SW 7658 238-C3  
Softened Green SW 6177 213-C2

**Trim Color:** Pure White SW 7005 255-C1

**One Body Color and one Gable End Color** shall be used on the entire multi-family structure.

The owners of each unit in the multi-family structure shall **negotiate one selected Color Scheme.**

**If only one unit owner is willing to paint his/her unit,** the selected Color Scheme will be used for the remaining units.

**Gable End Colors are optional.** Gable Ends may be painted with the selected Body Color.

**This picture demonstrates the approved Color Schemes.**

**This color model is located at the Community Pool.**



# 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 **Carl Malysz, Architectural Chair, at least 30 days before any work begins. He can be reached on his cellphone at 502-939-3577 or emailed at 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, breaks, or otherwise disrupts 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 change in any way elements of this 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.****

## 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.**

# COMMUNITY ENGAGEMENT

## DVP1 WATER AEROBICS

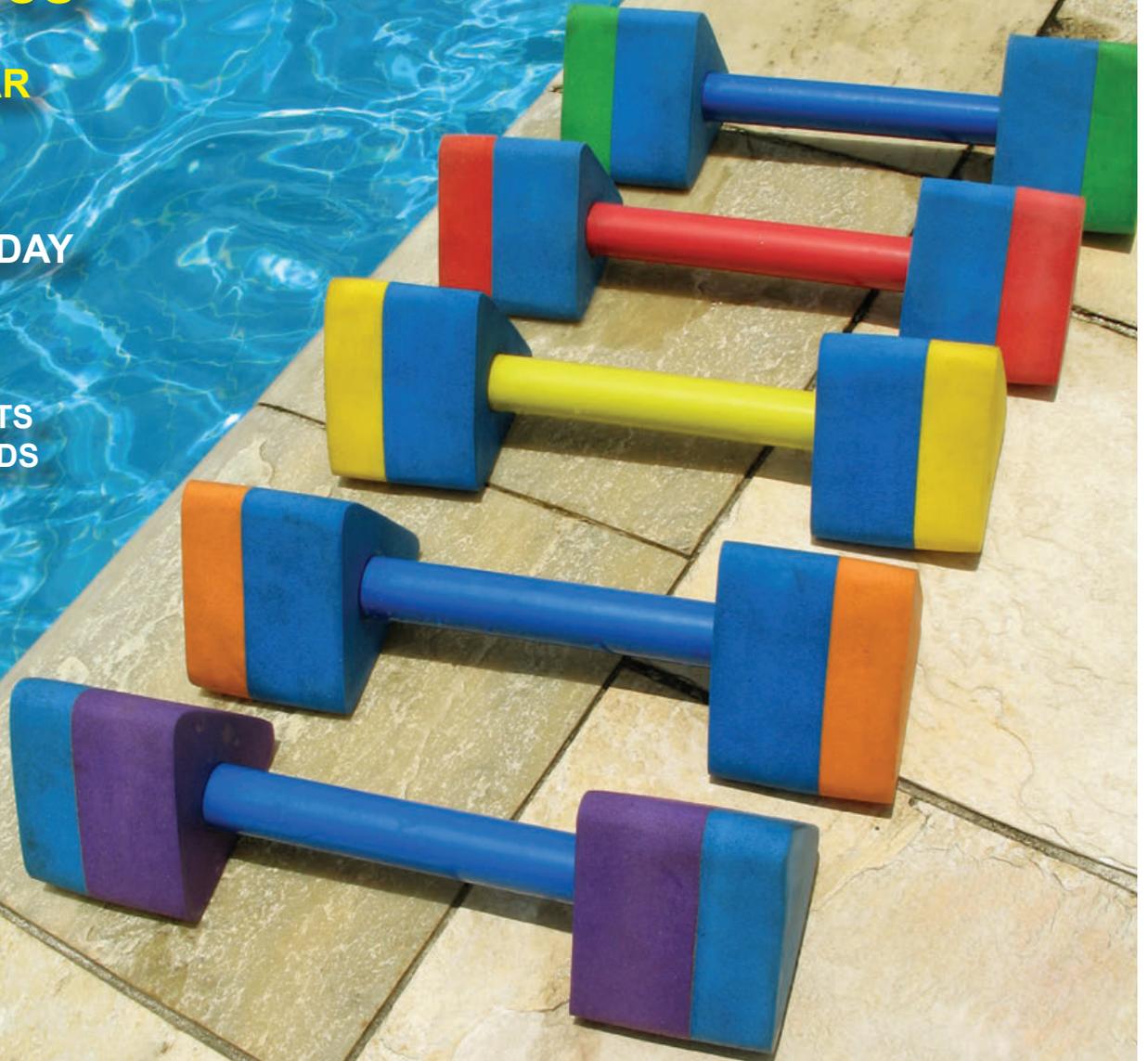
**CHECK THE PLAT CALENDAR  
FOR DATES**

**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 ANGEL  
MITCHELL-SHELTON  
President, Delray Villas Plat 1**



## POOL COMMITTEE

**During calendar year 2025, we 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.

**A new concrete post was fabricated in January 2026 and will be installed during the month of March 2026.** Kudos to Homayoun and Quentin for building the concrete post. Also, Homayoun and Quentin will be installing the new post.

**The materials for the new post cost less than \$200.** These concrete posts are not readily available, locally. Had I ordered a new post on-line, it would have cost several thousand dollars as the only supplier that had concrete posts in stock were on the west coast.

**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](https://www.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* ❖

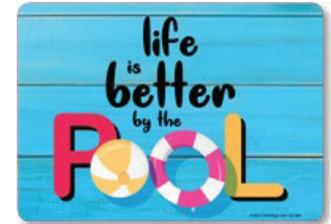
The Dedicated Homeowner Services Phone Line will be monitored Monday through Friday  
9:00AM - 5PM

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.

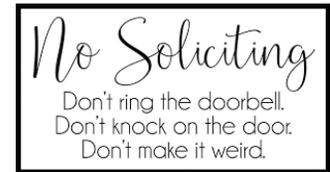
Your call will be returned within 2 business days.

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](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 BOARD MEETING MINUTES *(continued)*

**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, Ben Levy, Ray Adamaitis, Homayoun Ramezani, Marlene Peritzman, Leah Myers and Marcie Mendelsohn.

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

## **President's Remarks:**

**Secretary's Report:** Approval of minutes from Board meeting November 12, 2025 –approved

Approval of minutes from Special Board Meeting November 12, 2025

Approval of minutes from Special Board meeting Dec.10, 2025

Approval of minutes from Annual board meeting Dec.10, 2025

**Motion: by Ray to wait until the February meeting to approve the Special Meeting in November and December meetings**

**Motion Approved**

## **Treasurer's Report:**

Marlene reviewed financial report through December 31, 2025.

The board discussed financial updates, with Marlene reporting a move of reserve funds from Truist to a new bank offering 3.83% interest

Ray provided monthly collection reports showing strong collections at 98.5%, and remaining attorney cases.

**Vice President's Report:** Ray will contact attorney Grogan prior to mediation date of February 18<sup>th</sup> and report to BOD.

# HOA BOARD MEETING MINUTES *(continued)*

## **Old Business:**

1. The board president explained that they are experiencing numerous calls about the Rec Association special assessment and cannot provide guidance on payment options. The board has engaged their attorney and scheduled a pre-suit mediation with the Rec Association for February 18th. Homeowners were advised to contact the Rec Association directly with specific issues, as the board is currently focused on pursuing mediation.

## 2. Board Minutes and Bylaws Review

## **New Business:**

- Board members: Attend pre-suit mediation with Rec Association and attorney on February 18th
- Carl: Walk around with potential paving contractor to point out areas needing repair and get pricing
- Anita: Reach out to paving company that did pro bono work to get estimate for current needed repairs
- Robert: Check with new irrigation company about after-hours emergency contact protocol
- Carl: Take over violation committee responsibilities from Robert
- Marlene: Connect with CPA this week to get engagement letter and pricing for 2025 audit
- Ben/Board: Continue monitoring zones 7, 8, and 9 irrigation issues and implement temporary solution using zone 5
- Board: Review and address pool fence leveling issues with contractor
- Board: Continue pursuing remaining document waivers to reduce mailing costs for bylaws distribution
- Anita: Correct meeting notices to clearly indicate both Zoom and Building A locations for next month's meeting
- Board: Establish new violations committee structure
- Board: Review pictures of alleged violation (oil changes on driveway) and address with resident
- Marlene: Review 2024 audit payment details to confirm proper billing
- Board: Address street sign installation issues with county for non-standard signs on Collector Street
- Carl: Install new electric post at pool in about 30 days when knee injury improves
- Board: Address old stockade fence section at pool that was not replaced with new fence
- Board: Review and address buffer zone implementation for irrigation zones 7, 8, and 9

# HOA BOARD MEETING MINUTES

## New Business (continued):

- Board: Review and address pool fence leveling issues with contractor
- Board: Continue pursuing remaining document waivers to reduce mailing costs for bylaws distribution
- Anita: Correct meeting notices to clearly indicate both Zoom and Building A locations for next month's meeting
- Board: Establish new violations committee structure
- Board: Review pictures of alleged violation (oil changes on driveway) and address with resident
- Marlene: Review 2024 audit payment details to confirm proper billing
- Board: Address street sign installation issues with county for non-standard signs on Collector Street
- Carl: Install new electric post at pool in about 30 days when knee injury improves
- Board: Address old stockade fence section at pool that was not replaced with new fence
- Board: Review and address buffer zone implementation for irrigation zones 7, 8, and 9
- The board decided to streamline future meetings by eliminating unnecessary committee reports and reducing meeting duration, with Ray emphasizing the need to focus on business items during the main meeting.
- Carl presented architectural and exterior paint color options, including test results from a neighborhood quad, and the board agreed to hold a special meeting to adopt a color scheme after gathering resident input.

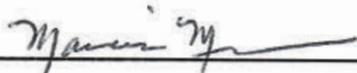
## End of Board Meeting/Beginning of General Meeting

Board took a few questions for homeowners.

motion was made by \_\_\_\_\_

Second by \_\_\_\_\_

Meeting was adjourned at 8:30 pm

Secretary  Date 2/11/26 Vice President  Date 2/11/26