

NUMBER 1 CONDOMINIUM ASSOCIATION
Palm Greens at Villa Del Ray, Inc.
5801 Via Delray
Delray Beach, FL 33484
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Minutes of Board Meeting

Palm Greens Clubhouse and [Zoom Access](#)
Wednesday, January 25, 2023 at 10:00 a.m.

1. The meeting was called to order by President Paul Milowe.
2. Roll call of Board members attending: President Milowe, Bill Bozza, Treasurer; Linda Brier, Secretary; Allen Tirone, Director, and Marge Kurinsky, Director.
3. Proof of notice of meeting was provided by Secretary Linda Brier.
4. Reading of minutes of last meeting was waived by board vote.
5. Marge Kurinsky provided an update on Lennar's development of Delray Trails. The permit to build the homes is separate from the permit to build the Clubhouse. The Clubhouse requires a commercial permit, which takes longer than a residential permit. They already have the permit to begin building homes and they will start on the Condo 2 side once they make the streets, meaning some homes will be built and sold before the new Clubhouse is built. Still unresolved is the issue of what the new homeowners owners in Delray Trails will use for a clubhouse until Lennar's new clubhouse is built. The Recreation Board will be addressing this issue.
6. The President's update noted that a potential residents' survey is currently under development; and a regular schedule of Board meetings will be posted and emailed to residents.
7. The Board voted to raise the mailbox lock replacement fee to \$50.
8. The Board voted to raise the fee for power washing services to \$50.
9. Property Manager Doug Husen reported roof cleaning is now in process, and improvements to the main entrances to the community is nearly complete, including timers on the fountains. He reminded residents that drier vent cleaning is only provided to residents of multi-floor units at no charge since the vent is shared with other unit(s). He urged residents to conserve water usage to maintain optimum system conditions, since water is a major budget expense. Painting of units is expected to resume in March.
10. Final counting of election votes for the Board of Directors was provided from electronic and paper voting. Candidates Lisa DeFabritiis and John Pascarella were elected to the Board.
11. Meeting was adjourned at 10:55.