

PLAT CHAT

DECEMBER 2024

**Delray Villas Plat 4/5
Community Newsletter**
www.delrayvillas45.com

NUMBER 023

Board of Directors Meeting

**Date: Tuesday
December 17, 2024
Time: 7:30 PM "B" Building**



Rec Board Meeting

**Date: Wednesday
December 18, 2024
Time: 7:00 PM "B" Building**

The Plat 4/5 Executive Board and Board of Directors wish you a Merry Christmas and a Happy Hanukkah! We look forward to celebrating New Year's Eve together in the "A" building as we all look forward to new health, wealth and happiness in 2025!



***** SPECIAL ELECTION ISSUE Pages 8, 9, 10, 11 *****

HOA Board and Rec Board Elections this month.

YOUR VOTE COUNTS!

**Note: Quarterly HOA Fees will be \$810
starting January 1, 2025**



**PLAT 4/5 BOARD OF DIRECTORS**

Pres: Mike Montemurno 954-658-7295
VPres: Bill Yesowitch 502-905-7973
Treas. Sheila Lane 561-381-7725
Sect: Dianne Stevens 413-222-7866

COMMITTEES**Alliance:**

Alan Rossman 561-901-3002
Rick Mancini 917-865-6563

Architectural: (See P. 19 for details)

Alan Rossman 561-901-3002
Rick Mancini 917-865-6563
Betty Hillier 561-400-2392
Nancy Grasso 203-770-4481
Rich Cohen 201-873-0458

Inspections:

Ruth Mirailh 561-907-7884
Rick Mancini 917-865-6563
Betty Hillier 561-400-2392
Mike Montemurno 954-658-7295
Pat Melito 561-933-0170
Rich Cohen 201-873-0458

Interviews:

Bill Yesowitch 502-905-7973
Alan Rossman 561-901-3002
Ruth Mirailh 561-907-7884
Hope Greenblatt 954-328-5136
Nancy Grasso 203-770-4481

Lakes and Canals:

Mike Montemurno 954-658-7295

**Lollipop, Lights,
Roads & FPL**

Rick Mancini 917-865-6563
Alan Rossman 561-901-3002

Maintenance:

Mike Montemurno 954-658-7295

Parliamentarian AND 55+

Bill Yesowitch 502-905-7973

HOA FEES and ESTOPPEL LETTERS

Sheila Lane 561-381-7725

ACC Architectural Permits

Alan Rossman 561-901-3002
13834 Packard Terrace for application

DV 4/5 Website:

www.delrayvillas45.com

Interview Committee

If you are selling or renting your home
any new occupants must contact:

Bill Yesowitch 502-905-7973

Maintenance/Landscaping

Any info needed please contact:

Mike Montemurno 954-658-7295

Plat Chat:

Hope Greenblatt 954-328-5136
Todd Stevenson 561-704-3008

Recreation Association Representatives:

Pat Lazaroff 561-498-8691
Lynne Cohen 201-314-6537
Camille Montemurno 561-239-6844

SERVICES INCLUDED IN HOA FEES**Pest Control:**

Wise House 561-727-8239

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**Any questions you are not sure of;
call Mike anytime 7 days a week:**

954-658-7295

SENIOR SERVICES**Palm Beach County****TRANSPORTATION SERVICES****Palm Beach County Palm Tran****561-841-4200****VOLEN CENTER****Providing services, support and information to seniors and their families.****Transportation, weekly events, and lunches. Call for more info:****561-395-8920****COMMUNITY ASSISTANCE****THAT'S WHAT FRIENDS ARE FOR!*****We are here for hurricane issues or any other questions throughout the year. (We are not able to provide any type of transportation services, due to insurance purposes.)*****Noel Gordon 201-310-8626****Sam Fleishman 410-493-7842****Bill Yesowitch 502-905-7973****PLAT CHAT*****Monthly Newsletter delivered on or around the first of every month.*****Harvey Lazaroff 561-498-8691****Alan Rossman 561-901-3002****WE CARE!*****We provide medical equipment free in the event you need a cane, a walker, a wheelchair, etc.******We are a phone call away to assist.*****Rick Mancini 917-865-6563****Paul Mirsky 917-684-9115****Sam Fleishman 410-493-7842****WELCOME COMMITTEE*****A friendly knock on the door bringing a small gift and loads of information that says:******"Welcome new neighbor"*****Pat Lazaroff 561-498-8691****Marlene Mirsky 917-673-7830****Amy Kaplan 203-257-9044****CITIZENS OBSERVER PATROL
(COP)****Lloyd Lukens 561-251-3616****MINYAN*****(call us to help you in your time of need)*****Alan Kaplan 316-253-7542****Rich Cohen 201-873-0458****Noel Gordon 201-310-8626****HOA MEETINGS VIA ZOOM*****You can attend from home if you are unable to come to the Viking Room. You will receive an email from Dianne Stevens with the link for our monthly meeting, you may also access it through our website:******www.delrayvillas45.com******(If during the meeting you need help contact via text)*****Alan Shwartz 561-376-4040****WEBSITE/COMMUNITY CHANNEL*****www.delrayvillas45.com******Our community details are updated on an as-needed basis for all your informational needs. (Community Channel is located on our website under the tab "COMMUNITY INFO).*****Mike Montemurno 954-658-7295****Alan Shwartz 561-376-4040**

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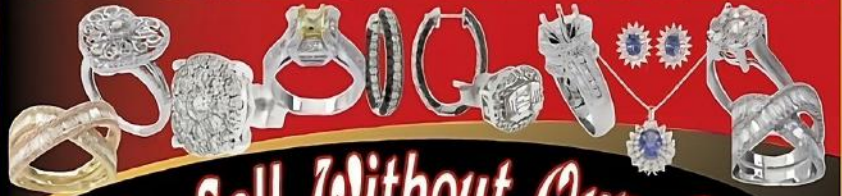
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- **AIRPORT PICKUP**

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ATTORNEYS AT LAW**



ALAN JAY LEWIS, ESQ.
RESIDENT OF DELRAY VILLAS

OFFICE:
4010 SHERIDAN STREET
HOLLYWOOD, FL 33021

954 452-9010

alan@lewisandkracoff.com

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(owner operator)

FLORIDA WINTER WONDERLAND (PARODY)



Palm trees wave, are you listenin'?
In the pool, water's glistenin',
A beautifull sight, we're happy tonight
Livin' in a FLORIDA Wonderland.

Gone away is the blizzard,
Here to stay is the lizard,
A warm sunny day, we like it that way,
Livin' in a FLORIDA Wonderland.

On the beach we will have a picnic,
Turtles, sand, seagulls and sun.
Christmas dinner is an old tradition,
It's Grouper and Stone Crabs by the ton.

Later on, we'll perspire,
As temperatures rise, even higher,
A warm sunny day, we like it that way,
Livin' in a FLORIDA Wonderland.

Wife Jokes

"I married my wife for her looks,
but not the ones I'm getting lately."

"My wife told me to put ketchup
on the shopping list.
Now I cant' read it"

"I called my wife a witch,
and she called me an ambulance ...
... but not right away".

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**DELRAY VILLAS PLAT 4/5 HOA BOARD AND REC DIRECTOR ELECTION
ALL VOTING MUST BE COMPLETED BY**



TUESDAY, DEC. 17, 2024, 5:00 PM

For the third year, the HOA Board had decided to vote electronically using a third-party representative. This is a safe and efficient method to increase participation and is more cost effective. Each property with an email on file will receive an email invitation to vote on your own computer through the community voting site.

Please be sure to add this email address to your safe sender list/address book so you can participate in the vote.

delrayvillasplat45@ivotehoa.com

You will receive your email notification by Monday, November 28, 2024.

If we do not have your email address on file because you opted out or never gave us one or you did not receive the email (check your spam). You can still vote online. Please contact Mike Montemurno @ 954-658-7295 or go to the web address listed below and click Contact Us to get your code.

Website address: **<https://delrayvillasplat45.ivotehoa.com/register>**

Voting online is easy and quick! You will have three steps!

- ♦ Receive the email and click the link to go to the voting site (or go to the voting site and enter your code)
- ♦ Register for the vote by entering your name, email, and creating a password.
- ♦ Make your choices on the ballot, there will be two ballots:
 - 1st ballot: DV Plat 4/5 HOA Board – 6 people running choose up to 4.**
****click submit, and it will take you to the 2nd ballot.**
 - 2nd ballot: DV Rec Board – 3 people running, choose up to 2.**
**** click submit.**

When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded. The entire process takes only a few minutes - less time than it did to read these instructions!

If you choose to send in a paper ballot (included in mailing) please mail it to: Delray Villas Plat 4/5

**PO Box 6262
Delray Beach, Florida, 33482**





Lynne Cohen Rec Candidate #1

I would like to run for a position on the REC Board to help the residents in our community. I am the currently Secretary of the Rec Board. Let me tell you a little about who I am. I attended college and finished with a Psychology degree and a Business Minor; worked as Director of Communications at Saddle Brook Hospital in NJ. Then it was taken over by Kennedy Memorial Hospital. I worked for Boron, Lepore & Associates which was bought out by Cardinal Health Pharmaceuticals. I became the Director of Business Management there for 20 years. I also was the Human Resource Manager and was in charge of hiring and firing of employees. I worked as a T.A. in a nursery school for 5 years after retirement from Pharmaceuticals.

I have been living in Florida as a snowbird since 1999 in Kings Point until 2013 when moving to our "Paradise Life" in Delray Villas. I became a permanent resident on Dusenburg Road in 2016. I volunteer as Captain of my block for "That's What Friends Are For". I do the Theater Page for the Plat Chat monthly searching out shows for all to enjoy. I do Entertainment for our development as well. I also served as VP Programming and VP Membership for our Synagogue in NJ.

My greatest achievement in my life is being the Mother of 3 great kids and 6 fabulous grandchildren. I currently serve on the Executive Board of the Recreation Committee as a Plat 4/5 Rep as the Secretary. If elected I will proudly serve as Rep for Plat 4/5 once again to keep our community strong and vibrant. Thank you for your vote.



Patti Lazaroff Rec Candidate #2

For those that don't know me, I'm Patti Lazaroff. I've been taking care of the gym equipment, tennis, pickle ball courts, bocce, and shuffleboard. I'm also the editor of the Delray Villas Rec Newsletter. It's been an honor serving on the Rec Board. Through the years I've seen many improvements. The gym, starting in the billiard room moving onto the B building, and of course the A Building. Even through some unexpected problems, we came through together. Although we've made great progress, there is more to be done. My wish is to stay on this board to follow through the next phase of improvement to our community. Thank you.



Mark Cafiero Rec Candidate #3

I have lived in Plat 4/5 for the past 13 years. I have owned and operated my own auto mech business for 35 years. I also have experience in all trades also, i.e. plumbing, heating & A/C, carpentry, and also have construction experience. I am proud my dad taught me well and said *"you need to know how to do everything"* and he made sure his sons did.

Here are some of the reasons why I am a good person for the rec board.

I am the person who checks on the pool on the weekends when Ritter is off. I check and maintain pool level and temperature. I maintain and service gym equipment as needed. I meet with contractors upon request. I drained and disposed of the old water tank and do all the trash on weekends.

I also work closely with Camille and Ritter during the week, especially on all pool issues and building issues. I also assisted in the termite issues at the building. I am currently working with Mike Montemurno on getting the fascia boards and trusses repaired. Ritter knows to call me if we need to repair something, and he and I work together to get it done. I am proud of the work and the relationships that have developed in maintaining the buildings. I am running to have a voice for the community and continue working with the Rec Board, Ritter, and the pool Committee to provide the best services to our community. I would appreciate your support by voting for me. Thank you.

DV 4/5 HOA BOARD OF DIRECTORS CANDIDATES - Choose 4

SHEILA LANE

Candidate #1



Hi, My name is Shelia Lane. I am running again for the Plat 4/5 Board of Directors. I have served on the Plat 4/5 Board of Directors as Treasurer for the past 15 years. My background is in bookkeeping. I work with all the vendors, banks, accountants and our auditor for all monetary issues of Plat 4/5. I am proud of the work I have been committed to and the fact that Plat 4/5 is so financially stable. My past services are known to all of you, and I would appreciate your support and vote to maintain my position on the board and continue helping the community. Thank you.

RICK MANCINI

Candidate #2



Greetings fellow Delray Villas residents. My name is Rick Mancini. It is an honor and a privilege to currently serve on the Delray Villas HOA 4/5 board.

My career before retirement was in the hospitality business in a managerial position. I successfully operated restaurants in and around New York City. Serving on our HOA board, along with being responsible for making sure our roads and lights are safe and operating correctly, I serve on the Architectural committee, the inspection committee, and actively run our We Care program. Our president Mike Montemurno, along with our executive board have mentored me in other duties relating to operating a successful HOA. I am actively seeking another term in helping our community strive. Thank you.



Ruth Mirailh

Candidate #3

My desire is to run to continue as a board member of Plat 4/5.

Hi, my name is Ruth Mirailh and I've been a resident here in Plat 4/5 for 10 years. I worked as an Accountant for 30 years for the Broward County School District, which I recently retired 3 years ago. I am a 1Lt. In the US Army and served 8 years, also I am currently an active Real Estate agent. I was born in New York City but moved when I was 13 years old and lived for 20 years in Puerto Rico, where I worked as a Passport Agent before returning statewide. I have been working with our HOA as a board member for the past 2 1/2 years. I enjoy being able to assist and be an asset to our community by helping our neighbors to live in an active, enjoyable, safe and healthy lifestyle in Delray Villas 4/5. My desire is to continue to share my time, experiences and my knowledge as part of this/our HOA Board for many years to come. I ask you to vote for me to continue to serve on this HOA Board of Delray Villas, Plat 4/5. Thank you! Ruth Mirailh

HOA Candidates, cont'd choose 4 of 6



GLORIA ARANGO Candidate #4

My name is Gloria Arango, and I have been a proud resident of Plat 4/5 for the past five years. Over my 18-year career with Comcast, I've worked as a supervisor, a role that has taught me the importance of handling customer concerns professionally and effectively. Before that, I also had the rewarding experience of owning two bakeries in Massachusetts, where I developed strong business and people skills. As many of you know, I take great pride in keeping my property well-maintained and looking its best. I believe a well-cared-for home not only reflects our pride in ownership but also benefits our entire neighborhood. We all agreed to these standards when we chose to live here, and I think they're essential to maintaining the quality and appeal of our community. With that in mind, I am excited to put my skills to work on the Board committee, where I hope to help our community remain beautiful, welcoming, and well-kept.



Margaret Bogner (Maggie) Candidate #5

My name is Margaret Bogner, better known as Maggie. My husband Marc and I purchased our home in Delray Villas Plat 4/5 approx 15 yrs ago but became full time residents only 3 yrs ago. I have worked as an Operations Manager for a multimillion Door and Windows Construction company for 15 yrs, I also worked in Security for 10 yrs at some very high level facilities such as Avon Corp & GM plants that were located in Tarrytown NY, I managed multiple installation contractor teams on a daily basis, coordinating deliveries & installations, i also was trusted in handling thousands of dollars of cash, was the point person for customers service. I have always prided myself on being able to handle and help resolve many immediate and important company issues for our customers with satisfactory results. Between these jobs and other lifetime experiences, if given a chance I can offer these quality amenities to this community. I pledge to give you my all if I am elected. Thank you for this opportunity to run.



TOMMY RUDOLPH Candidate #6

My name is Thomas (Tommy) Rudolph). My wife Dorothy of 33 years and I live on LaSalle Drive. We are from Long Island NY where we raised two children, Matthew and Sarah. Mathew and his wife are going to make us grandparents for the first time in April.

I come from a family of 9 children and am a retired NYC police officer. Being a police officer and coming from such a large family, I have learned that serving others has always been a very important part of my life. It has helped me appreciate what I have been given and my belief in paying it forward. I have always tried to live by a motto of "if you are not part of the solution, you are part of the problem". As the former president of the Long Island school board, I came to understand the importance of leadership and how to improve any situation. It is in all of our best interest to work together to accomplish our goals. Dorothy and I plan to live here for a very long time as both of our children live in South Florida. I would greatly appreciate your vote. I looked forward to serving this community by giving it my full dedication and commitment. Thank you.

**TOGETHER WE SHARED 1,000,000 SOMETHING GOOD MOMENTS!
LET'S CREATE MORE MEMORIES!!!**

Theater Shows by Lynne Cohen

**Delray Beach Playhouse, 950 NW 9th St.,
Delray Beach, 561-272-1281**



11/8- Joe DeVito- Comedy
11/10- Victory Dolls
11/11- Edwards Twins
11/15- Spaghetti & Matzo Balls Show (Lou Villano & Peter Fogel)
11/22- The Producers
11/25- Joy Altman Tribute to Barbra
12/3- Songs and Stories of Peter, Paul & Mary

**Hard Rock- 1 Seminole Way,
Hollywood, 866-502-7529**

11/5- King & Country
11/6- Babymetal
11/7- Russell Peters
11/8- Cyndi Lauper
11/9- Daryl Hall & Howard Jones
11/10- A Day to Remember
11/14- Stars & Strings
11/15- The Commodores, Pointer Sisters & Spinners
11/16- Cubatonazo
11/17- The Avett Brothers
11/22- Freestyle for All with Lisa Lisa, Jenny Berggren & TKA
11/23- Billy Joel
11/27- Tom Segura
11/29- Blessed & Ryan Castro
11/30- Kacey Musgraves, Lord Huron & Nickel Creek

**Arts Garage- 94 NE 2nd Ave.,
Delray Beach 561-450-6357**

11/10- Halie Loren
11/15- Diego Figueiredo Trio
11/16- Ranky Tanky
11/17- Tribute to LGBTQIA- Colors of the Rainbow
11/22- Michael Wolff- Jazz
11/23- Tribute to Elton John
11/24- Bex Marshall- Blues
11/30- Tribute to Bruce Springsteen & E Street Band

**Boca Black Box- 8221 Glades Rd., Suite # 10,
Boca Raton 561-483-9036**

11/1-11/2- Comedy of Rich Purpura
11/2- Beatlemanix USA
11/2- Rocky Horror Movie and Costume Contest
11/3- Charlie Calello & his Big Band
11/6- Ultimate 60's & 70's Classic Rock Roadshow
11/7- Rock Legends Tribute
11/8- Carole King & James Taylor Story
11/9- Larry Johnsons Essence of Motown, Meets Earth, Wind & Fire
11/10- Dizzy's Magic & Mayhem
11/10- Billy Joel Tribute
11/12- Veterans Special Fundraiser
11/13 & 11/14- Jerry Garcia Tribute
11/15- Fleetwood Mac Experience
11/16- Eagles Tribute
11/17- Lou Villano tribute to Paul Anka
11/17- Soft Rock of 70's and 80's
11/18-11/20- Vagina Monologs
11/21- Michael D'Amore
11/22- Greg Morton Comedian
11/23- Judy Gold Comedian
11/24- Peace of Woodstock
11/26- Solid Brass- Chicago & Other Horn Bands from 60's & 70's
11/27- Craig Shoemaker Comic- The Lovemaster
11/29- Jive Talkin Tribute to Bee Gees
11/30- Tribute to Rod Stewart

**Kings Point- 7000 W. Atlantic Ave. Delray Beach,
561-499-3335 x 102**

11/1- JayCee Driesen
11/8- Tribute to Michael Buble
11/15- You've Got a Friend (James Taylor & Carole King Tribute)
11/22- Tribute to Journey & Styx
12/6- Tribute to Beach Boys "Songs"
12/13- Jared Freiburg & Vagabonds (50's Music)
12/20- Jayne Curry
12/27- Elton John Tribute

**Broward Center 201 SW 5th Ave Ft Laud.dale
954-462-0222**

11/2-11/3- Miami City Ballet
11/14- Mannheim Steamroller Christmas
11/15- Wheel of Fortune
11/16- Disney Jr Live
11/17- Black Violin
11/19- 11/24- The Cher Show

**Kravis Center 701 Okeechobee Blvd W Palm Beach
561-832-7469**

11/10- Julian Schwarz
11/13- Disney Junior Live
11/19- Royal Concertgebouw Orchestra
11/23- Harlem Dance Theater
11/25- Bonnie Raitt
11/26- Encanto Live Film Concert
11/29- 12/1- Holiday Magic Illusionists
11/30- Mike Birbiglia

**The Willow Theater- Sugar Sand Park- 300 S Military
Trail, Boca Raton 561-347-3948**

12/6-12/15- Clue
1/17-2/2- To Life
2/14-2/23- I Love you- You're Perfect- Now Change
3/14-3/16- Get Happy
4/4-4/13- Sylvia



Happy Holidays Neighbors!

FROM ANDREA SPECTOR
Your Second Generation Delray Villas
Neighbor and Realtor

*If you have any questions about buying, selling or wondering what the value of your home is, I'm offering a **FREE** home market analysis. I'm right down the street so don't hesitate - give a call to set up an appointment.*

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Christmas Movie Quote Match!

(answers at the end)
by, Nancy Grasso

- 1) Miracle on 34th Street
- 2) A Christmas Story
- 3) Home Alone
- 4) A Christmas Carol
- 5) Christmas with the Kranks
- 6) A Christmas Story
- 7) A Charlie Brown Christmas
- 8) White Christmas
- 9) How the Grinch Stole Christmas
- 10) Christmas Vacation
- 11) Elf
- 12) Love Actually
- 13) The Polar Express
- 14) The Santa Claus

Quotes:

- A) You're skipping Christmas! Isn't that against the law?
- B) I never thought it was such a bad little tree. It's not bad at all, really. Maybe it just needs a little love.
- C) You have such a pretty face, you should be on a Christmas card.
- D) If you're worried and you can't sleep, count your blessings instead of sheep. Then you'll fall asleep counting your blessings.
- E) Am I eating because I'm bored?
- F) You'll shoot your eye out, kid!
- G) I will honor Christmas in my heart and try to keep it all year.
- H) He looks like a deranged Easter bunny.
- I) Keep the change, ya filthy animal!
- J) Nobody's walking out on this fun, old fashioned family Christmas.
- K) Faith is believing in things when common sense tells you not to.
- L) But the truth is, I'm in love and there's nothing I can do about it.
- M) Merry Christmas to all and to all a good night. When I get home I'm getting a CAT scan.
- N) Just remember the true spirit of Christmas lies in your heart.

Answers:

- 1) K. 2) F or H. 3) I. 4) G. 5) A.
6) F or H. 7) B. 8) D. 9) E. 10) J
11) C. 12) L. 13) N. 14) M.

***Attention All Residents**

**Please update your BIRTHDAY AND ANNIVERSARY DATES with us,
so that we can include them in Plat Chat
(Even if you've previously done this)**

**Send an email (or call or text) Hope Greenblatt:
hopegreenblatt@gmail.com, 954.328.5136**

THE NEW FLORIDA FOLLIES



Presents Be Our Guest!

DIRECTED AND CHOREOGRAPHED
BY CHERYL STEINTAL
FORMER RADIO CITY MUSIC HALL ROCKETTE

Don't miss the Follies brand new 2025 show!
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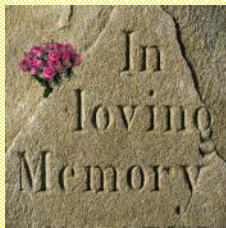


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The LEGAL CHIT-CHAT

By: Alan Jay Lewis, Esq.

TO LEASE YOUR RESIDENCE ...OR NOT TO LEASE THAT IS THE QUESTION

Deciding to Lease your residence can have many legal ramifications that a Landlord should consider...SOME of which are as follows:

Perhaps first and foremost -- **KNOW WHO YOU ARE RENTING TO.** Require a credit check...a criminal background of the party to whom you are renting. Does the Tenant have a pet? What type? Does that pet meet the permissible requirements for the community? Does the Tenant need to provide any additional information regarding their pet?

REMEMBER-IF YOUR TENANT HAS A SERVICE ANIMAL IT IS PROTECTED UNDER FEDERAL LAW, EXEMPT FROM ALMOST ALL COMMUNITY RESTRICTIONS AND CANNOT BE PROHIBITED FROM OCCUPYING THE PREMISES. WITH YOU, SINCE ITS FUNCTION IS TO PROVIDE A SERVICE TO THE TENANT WITHOUT ADDITIONAL COST.

Make sure the community [your HOA or Condominium Association] permits Leasing your residence.

Once you have decided on Leasing your residence to a Tenant, as a Landlord, you want to make sure you and your property are protected. You need to provide a list of items on the property, when leased, and a "walk-through", with the Tenant acknowledging receipt and responsibility for those items. In order to accomplish the goal of protection, there are a few things additional things you need to think about and address in the process.

Make sure that YOU AND YOUR TENANT both have liability insurance. If something happens on the premises, [such as the Tenant had a party and someone at the party tripped and fell and broke their hip, the law will look to the occupier [Tenant] to cover any loss or damage as a result of injury on the premises, but then the injured person can also look to the Owner [the Landlord] to be compensated for the injuries.

Enter into a written Lease Agreement that stipulates the most important aspects of the parties Agreement, such: the Monthly Rent, Security Deposit, Late Fees....what dollar amount is required "upfront" prior to giving occupancy to Tenant (First month's rent, last month's rent, security deposit, pet deposit).

When are monthly payments due?

Provide in the written Lease Agreement what constitutes a Default by the Tenant under the Lease Agreement. Default can be the result of non-payment of rent, but can also, be the result of acting outside the permissible use of the property.

Who pays for what? Who is required to maintain and fix what-i.e. the appliances, plumbing, electrical, roof, etc. Who pays for water, electric, Condominium/HOA Fees, etc. It is important to delineate each party's responsibilities.

After the Lease Terminates – whether by lapse at the end of Lease) or by default, what happens. Arranging a "walk-through" of the property to insure that it is in good condition, normal wear and tear excepted, and that all the appliances remain on the premises, in good working order. This "walk-through" conducted will trigger the return or deduction from the Security Deposit and must be accomplished timely in accordance with Florida Statutes.

Leasing your premises has legal consequences for both the Landlord and the Tenant—therefore you should consider discussing the above described matters with an Attorney who has a lot of experience preparing Lease Agreements.

Usually the upfront fees of having a professional draft a Lease Agreement that clearly describes the duties, obligations and financial benefits of the Leasing arrangement will far outweigh the "backend" aggravation, emotional distress and unexpected costs and expenses that could occur if there is no Written Lease Agreement entered into between you, the Landlord, and your Tenant.

At the end of the day – After the Lease has ended - evaluate your experience. What might you do differently? **HAPPY LEASING**

Alan Jay Lewis, Esq. Admitted to the Bar of the State of Florida and the Bar of the State of New York. I am a Resident of Delray Villas, Plat 4/5

**This Legal Chit-Chat Column has been written by and is submitted by Alan Jay Lewis, Esq. for publication in Delray Villas Plat Chat monthly Newsletter, solely for general educational purposes and is not a solicitation nor intended to provide any specific legal advice to whomever reads this Column.*





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DATES TO REMEMBER FOR THE ARCHITECTURAL REVIEW COMMITTEE

The ACC will meet every other Monday at 10 am to review all ACC applications for exterior work to be conducted by you the homeowner on your property. Have your applications in by Sunday night before the meeting.

If it is exterior work you are *required* to get *December* meetings will be on *the 9th and the 23rd*. Please pick-up and drop-off applications on the porch at Alan Rossman's home: 13834 Packard Terrace.

Questions? Call any ACC member below:

Architectural Committee Members:

Alan Rossman	561-901-3002	Rick Mancini	917-865-6563
Betty Hillier	561-400-2392	Nancy Grasso	203-770-4481
Rich Cohen	201-873-0458		



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