

# PLAT CHAT

APRIL 2025

**Delray Villas Plat 4/5  
Community Newsletter  
[www.delrayvillas45.com](http://www.delrayvillas45.com)**

NUMBER 027

## **Board of Directors Meeting**

**Date: Tuesday**

**April 8, 2025**

**Time: 7:30 PM "B" Building**



## **Rec Board Meeting**

**Date: Tuesday**

**April 1, 2025**

**Time: 7:00 PM "B" Building**



**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

**Inspections and Re-inspections:**

Betty Hillier 561-400-2392

Nancy Grasso 203-770-4481

Maggie Bogner 904-902-5633

Tom Rudolph (Tommy) 347-539-0194

Mr. Wilson

**Interviews:**

Bill Yesowitch 502-905-7973

Alan Rossman 561-901-3002

Maggie Bogner 904-902-5633

Nancy Grasso 203-770-4481

**Lakes and Canals:**

Mike Montemurno 954-658-7295

Rick Mancini 917-865-6563

**Lollipop, Lights,  
Roads & FPL**

Tom Rudolph (Tommy) 347-539-0194

**Maintenance:**

Mike Montemurno 954-658-7295

Rick Mancini 917-865-6563

**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](http://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

Rick Mancini 917-865-6563

**Plat Chat:**

Ruth Mirailh 561-907-7884

**Recreation Association Representatives:**

Lynne Cohen 201-314-6537

Camille Montemurno 561-239-6844

Mark Cafiero 203-907-9505

**SERVICES INCLUDED IN HOA FEES****Pest Control:****Wise House** 561-727-8239**Cable/Internet****Breezeline Communities**

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Any questions you are not sure of;  
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*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**

**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"*

**Maggie Bogner 904-902-5633**

**Nancy Grasso 203-770-4481**

**Amy Kaplan 203-257-9044**

**CITIZENS ON PATROL (COP)**

**Lynn Goldstein 561-445-4256**

**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](http://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**



## **Cooking Chinese Food Easy**

by Nancy Grasso

Quite often I read this question on social media groups from local people: Where's the best Chinese food? Personally I feel most of today's takeout can't compare with the flavors I remember from years ago, so why not cook it yourself? It's super easy! Here's one recipe. There's 3 secret paths to success. One is preparation of ingredients ahead of time and the second is a cornstarch paste. The 3rd is to buy a good authentic soy sauce (or organic soy substitute if needed).

### **Fried Rice**

The day before you want this meal, cook some rice, you'll need about 3 cups cooked. Cook a small pork chop (or chicken or beef) so you have 1 cup meat cooked & diced.

When you're ready to cook, dice 4 scallions (or the equivalent amount in onions) Then your choice of diced vegetables (about 2 cups) a mix of celery, pea pods, bok choy, cabbage, even carrots would be ok. Now you're just about ready. Have 2 beaten eggs ready in a little bowl.

If you have a wok, great, if not a large fry pan is fine. Heat 2 tablespoons of peanut oil. Stir in your meat & onions or scallions. Then your other veggies. Next those eggs and lastly the rice with about 3 tablespoons of soy sauce (I use a soy substitute)

Fried Rice with meat, veggies & eggs is a complete meal.

Ask me how to cook other super easy dishes such as Shrimp with Lobster Sauce, Moo Goo Gai Pan, Beef w/ Bok Choy and Egg Foo Yung. I'll be happy to text or email the recipes to you! Oh and the cornstarch paste is how Chinese restaurants make that glistening sauce so smooth!



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RICH SCANLON**

**201-394-3836**

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(owner operator)

## MEMBERS WANTED FOR OUR NEW VETERAN'S CLUB!

**CONTACT: Don Daugherty 561-703-5975**  
**Pat Melito 631-332-6805**

**FIRST MEETING IS WEDNESDAY, APRIL 9<sup>th</sup> @ 7pm**  
**MEETINGS WILL BE IN THE "A" BUILDING**  
**COFFEE SUPPLIED BY RECREATION ASSOCIATION**



**Wear RED on Friday's!! It's a symbol of honor to ALL Veterans!**



## DELRAY VILLAS 4/5 HOME INSPECTIONS

INSPECTIONS HAVE BEEN DONE AND LETTERS ARE GOING OUT TO THE HOMES IN NEED OF ATTENTION. THE OWNERS WILL HAVE 60 DAYS TO FILE FOR A HOA PERMIT. APPLICATIONS FOR IMPROVEMENTS ON HOMES CAN BE FOUND ON THE DELRAY VILLAS 4/5 WEBSITE OR AT THE HOME OF ALAN ROSSMAN 13834 PACKARD TERRACE.

THE HOME OWNER HAS 60 TO TAKE CARE ANYTHING NEEDED WITH AN ADDITIONAL 30 FOR ANY HOME THAT NEEDS TO BE PAINTED. REINSPECTIONS WILL BE DONE AROUND MAY 1ST AGAIN.

THE COMMITTEE WILL BE LOOKING FOR BASED ON THE LETTERS SENT OUT THAT THE HOMES THAT NEEDED PAINTING, PRESSURE WASHED, CLAM SHELLS REPAIRED, SCREENS REPLACED, DRIVEWAYS PRESSURE WASHING AND/OR PAINTED, LOLLIPOP LIGHTS THAT NEEDED PAINTING, PLANTS IN FRONT OF HOME NEEDED TO BE TRIMMED AND OTHER ITEMS WERE ALL DONE.

ANY QUESTIONS PLEASE CALL BETTY HILLIER 561-400-2392

**REEFREALTY & Management**  
**Camille Montemurno**  
561-239-6844  
CAMILLE@REEFREALTYMGMT.COM

★★★★★

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**COMING SOON**

The advertisement features a collage of images. On the left is a portrait of Camille Montemurno, a woman with blonde hair. To her right is a large photo of a single-story house with a grey roof and a white garage door, labeled 'JUST SOLD' in a red banner. Below this is a row of three smaller images: a modern interior with large windows, a house partially obscured by palm trees, and a bright interior with a yellow sofa. A red banner with the text 'COMING SOON' is positioned above the middle image of this row.



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## *In Memoriam*

*Steve Saunders  
Your light lives on...*



*Get Well Wishes:  
Farid Dardashti*

***C.O.P.'s, Citizens On Patrol is urgently looking for Volunteers (3 hours a week and 1 monthly meeting, every 1st Wednesday of the month at 10 am (coffee at 9:30 am))***

***For more information contact:  
Lynn Goldstein***

**Volunteers needed to deliver Plat Chat every 1st of the month**  
**For more information contact:**  
**Harvey Lazaroff (561) 498-8691**

## Plat Chat Needs Your Help!

**Share your *ideas* and *talent* with Plat Chat**

**Contact: Ruth Mirailh**  
**[Platchat@delrayvillas45.com](mailto:Platchat@delrayvillas45.com)**  
**[RMirailh@delrayvillas45.com](mailto:RMirailh@delrayvillas45.com)**

**Camille Montemurno**  
Is offering  
**Notary Public Services**

**free** to all residents of Plat 4/5.

Camille is licensed and bonded.

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RESIDENT OF DELRAY VILLAS

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HOLLYWOOD, FL 33021

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Learn more about how I can help you with your real estate goals; whether you are looking to buy, sell, invest or know someone ready to relocate!



Andrea is fantastic to work with. She genuinely cares, takes the time to know you, and is highly knowledgeable about the market. Work with her for all your real estate needs!

Contact me at:  
**617-821-7822**  
[andreaspectorrealestate@gmail.com](mailto:andreaspectorrealestate@gmail.com)



## The Stranger in My House

by Rose Madeline Mula

A very weird thing has happened. A strange old lady has moved into my house. I have no idea who she is, where she came from, or how she got in. I certainly didn't invite her. All I know is that one day she wasn't there, and the next day she was.

She's very clever. She manages to keep out of sight for the most part; but whenever I pass a mirror, I catch a glimpse of her there; and when I look into a mirror directly to check on my appearance, suddenly she's hogging the whole thing, completely obliterating my gorgeous face and body. It's very disconcerting. I've tried screaming at her to leave — but she just screams back, grimacing horribly. She's really rather frightening.

If she's going to hang around, the least she could do is offer to pay rent. But no. Every once in a while I do find a couple of dollar bills on the kitchen counter, or some loose change on my bureau or on the floor, but that certainly isn't enough. In fact, though I don't like to jump to conclusions, I think she steals money from me quite regularly. I go to the ATM and withdraw a hundred dollars, and a few days later, it's gone. I certainly don't go through it that fast, so I can only conclude that the old lady pilfers it. You'd think she'd spend some of it on wrinkle cream. God knows she needs it.

And money isn't the only thing she's taking. Food seems to disappear at an alarming rate. Especially the good stuff — ice cream, cookies, candy ... I just can't seem to keep them in the house. She really has a sweet tooth. She should watch it; she's putting on the pounds. I think she realizes that, and to make herself feel better, I know she's tampering with my scale so I'll think that I'm gaining weight, too. For an old lady, she's really quite childish. She also gets into my closets when I'm not home and alters all my clothes. They're getting tighter every day.

Another thing: I wish she'd stop messing with my files and the papers on my desk. I can't find a thing any more. This is particularly hard to deal with because I'm extremely neat and organized; but she manages to jumble everything up so nothing is where it's supposed to be. Furthermore, when I program my VCR to tape something important, she fiddles with it after I leave the room so it records the wrong channel or shuts off completely.

She finds innumerable, imaginative ways to irritate me. She gets to my newspapers, magazines and mail before me and blurs all the print; and she's done something sinister with the volume controls on my TV, radio and phone. Now all I hear are mumbles and whispers. She's also made my stairs steeper, my vacuum cleaner heavier, all my knobs and faucets hard to turn, and my bed higher and a real challenge to climb into and out of.

Furthermore, she gets to my groceries as soon as I shelve them and applies glue to the tops of every jar and bottle so they're just about impossible to open. Is this any way to repay my hospitality?

I don't even get any respite at night. More than once her snoring has awakened me. I don't know why she can't do something about that. It's very unattractive.

As if all this isn't bad enough, she is no longer confining her malevolence to the house. She's now found a way to sneak into my car with me and follow me wherever I go. I see her reflection in store windows as I pass, and she's taken all the fun out of clothes shopping because her penchant for monopolizing mirrors has extended to dressing rooms. When I try something on, she dons an identical outfit — which looks ridiculous on her, and then stands directly in front of me so I can't see how great it looks on me.

I thought she couldn't get any meaner than that; but yesterday she proved me wrong. She had the nerve to come with me when I went to have some passport pictures taken, and she actually stepped in front of the camera just as the shutter clicked. Disaster! I have never seen such a terrible picture. How can I go abroad now? No customs official is ever going to believe that the crone scowling from my passport is me.

She's walking on very thin ice. If she keeps this up, I swear, I'll put her in a home. On second thought, I shouldn't be too hasty. First, I think I'll check with the IRS and see if I can claim her as a dependent.



# FREE PROPERTY FRAUD ALERT SEMINAR



**FRIDAY, APRIL 11 FROM 10am TO 11am  
IN "B" BUILDING VIKING ROOM**

PBC clerk of the court devised a system a few years ago to allow PBC property owners to give their email address to be notified in the event anyone/someone does a transaction on their PBC property in the clerk's office.

Colleen Riemer and Alice Perneznny of the Clerk of the Court of Palm Beach County will be here on Friday, April 11th from 10am to 11am to educate Delray Villas Homeowners on PBC's property fraud alert system.

Come on in and sign up for this **FREE PROGRAM** offered by Palm Beach County  
To help protect your property.

Any questions please call or text:  
**Sam Fleishman • 410-493-7842**  
**Camille Montemurno • 561-239-6844**



## DELRAY VILLAS RECREATION ASSOCIATION WILL BE HOSTING FREE SEMINARS IN THE COMING MONTHS

**SOME OF THE TOPICS ARE...**

- ❖ **ESTATE PLANNING**
- ❖ **CREMATION AND BURIAL OPTIONS**
- ❖ **MUSIC THERAPY**
- ❖ **HEARING SEMINAR WITH ABILITY FOR FREE TESTING**
- ❖ **ALZHEIMER SEMINAR WITH ABILITY FOR FREE TESTING**

**DATES TO BE  
DETERMINED**

**LET US KNOW IF THERE ARE ANY OTHER SEMINARS YOU WOULD LIKE US TO ARRANGE**

Please Register In The "B" Building Ticket Office  
Thursday & Saturday 10am to Noon  
Any Questions Call;  
Lynne Cohen 201-314-6537



**LET'S CREATE MORE MEMORIES!!!**

## **Upcoming Entertainment**

### **By Lynne Cohen**



#### **Kings Point 7000 W Atlantic Ave Delray Beach 561-499-3335 x102**

4/4 - Jive Talkin USA  
4/11 - Renditions of South Florida  
4/25 - Vintage Vinyl

#### **Delray Playhouse 950 N W 9<sup>th</sup> St Delray Beach 561-272-1281**

4/3 - Judi Mark- "Merely Marvelous"  
songs of Gwen Verdon  
4/4 - Tribute to Burt Bacharach  
4/15 - 4/17 - Tony Danza  
4/18 & 4/19 - Tribute to Paul McCartney  
4/24 - Dry Powder- Sarah Burgess

#### **Arts Garage 94 N E 2<sup>nd</sup> Ave Delray Beach 561-450-6357**

4/5 - Zaza Flamence: Sergio Mendes and  
Brazil 66 Tribute  
4/6 - One Hit Wonders  
4/11 - Will Johns-Blues  
4/13 - China Grove- Doobie Brothers Tribute  
4/18 & 4/19 - Nestor Torres in All about Jazz  
4/26 - Dr Gianni Bianchini- Music of  
Nat King Cole  
4/27- The Bone Shakers

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

4/4-4/6- The Marriage of Figaro  
4/7 - Old Crow Medicine  
4/8 - Anne-Marie McDermott  
4/9 - Simon & Garfunkel Story  
4/12 & 4/13 - Miami City Ballet-Spring Mix  
4/14 - Iron & Wine  
4/15- 4/19 - Clue- The Musical  
4/22- 4/27- Les Misérables  
4/29 - Complexions Contemporary Ballet- For  
Crying Out Loud

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

4/3-4/6 - Sebastian Maniscalco  
4/10 - Chris Tucker  
4/12 - Chicago  
4/17 - Crime Junkie Podcast  
4/18 - Warren Zeiders  
4/19 - Los Tigres del Norte  
4/24-4/26 - Pearl Jam

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

4/1- Strange Magic w Dan Sperry  
4/2 & 4/3 - Lou Gazzara - Frank Sinatra to  
Bruno Mars  
4/4 - Jay Stollman & the Blue Eyed Souls: hits of  
60s & 70s  
4/4 - 4/6 - Comedy Tina Firm  
4/5 - The Fourmers- Stars from "Jersey Boys"  
4/6 - Jeffrey Wands- Psychic Medium  
4/6 - Boogie Fever  
4/9 & 4/10 - Jews Walk into a bar with Judy Gold  
4/10- Main Event Misfit Comedy Tour  
4/11- Eaglemania: Eagles Tribute Band  
4/11-4/12-Comedian Joselito Da Puppet: x rated  
4/11-4/12- Comedian Tony Dabas  
4/12- Jive Aces  
4/13- Celebration of Music of Chicago  
4/15- Eric Claptons 80<sup>th</sup> Birthday Celebration-  
Journeyman  
4/16- Comedian Mike Hanford  
4/16-4/17- ABBA Tribute  
4/18-4/19-Comedian Claude Stuart  
4/18- Nicks Benatar & Jett  
4/19- Bon Jovi & Journey Tribute  
4/20- Emilio Lovera  
4/23- 90's Country Rewind Show with Chris  
MacDonald  
4/24- Daniela Soledade- Brazilian Dream  
4/25-4/26 - Comedian Jim Florentine  
4/25- Music of 60s and 70s  
4/26- Rock Fantasy Show: Ultimate Rock tribute  
4/27- The Addams Family



## ***Dancing to the Rhythm of My Soul***

By Rhonda Swan (Inner Work lessons)

### **\*\*\*\* LESSON #1 \*\*\*\***

***--- Be Grateful, No matter your circumstances, you have something for which to be thankful, including life itself. ----***

### **BEING GRATEFUL**

What do you have to be grateful for?

Make a list of 10 things and find a place to put it where you will see it daily, perhaps, your bathroom.

Read the list every day, first thing in the morning and before you go to bed as a reminder to be grateful.

At least twice a week, take at least 10 minutes to meditate on your list.

You will find that when you are concentrating on the positive, the negative ceases to exist.

Do this exercise and if necessary update your list anytime..

**Note from your editor:** I am going to be sharing monthly a series of lessons that I found helpful and what this author would refer to living as a **G-L-A-D** (Grateful, Loving, Aware, Divine) individual. The series is titled: **"Inner Work"** I truly hope you like and enjoy it.

**PARKING**

BELOW ARE PICTURES OF TWO EXAMPLES OF INCORRECT PARKING. TO ALL RESIDENTS (AND YOUR GUESTS) IN DELRAY VILLAS 4/5 THAT LIVE ON THE MAIN ROADS OF DUSENBERG AND/OR LaSALLE RD. YOU **CANNOT** BLOCK THE SIDEWALK WITH ANY PORTION OF YOUR VEHICLE AT ANYTIME!! PLEASE BE KIND TO YOUR NEIGHBORS AND IS ALSO PROHIBITED BY THE LAW .



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## Fall Prevention

by, Nancy Grasso

Did you know that 95% of hip fractures are from falls, therefore preventable? Don't forget about concussions, falling accounts for 60% of those.

Here's some basics to keep in mind, even though we're all pretty much aware, reminders are still useful. Before I list home hazards here's one of my favorite funny sayings... ***"Take my advice please, I'm not using it."***

- 1) Remove hazards: clutter (Shopping bags, boxes, shoes on the floor).
- 2) Remove loose scatter rugs. Did you know for public places it's in the ADA (Americans with Disabilities Act)? Section 302.1 and 302.2 Carpets must be securely attached.
- 3) Use lights. Automatic Plug-in Sensor Night Lights are an ideal solution to improve safety.
- 4) Wear sensible shoes in the house. Flip Flops tend to get caught on things a closed shoe can't, which increases the risk of falling. Ask me, lol I'm an expert on that!
- 5) Don't rush! Slower is safer, especially when getting up after lying down. Rushing around can encourage being distracted.
- 6) Keep often used items within reach.
- 7) Stay active! Inactivity leads to muscle weakness. Keep moving, consider Tai Chi, walking, water workouts. But be careful walking outside after a rain.
- 8) Strengthen your bones (vitamin D, sunshine, calcium, milk, broccoli, oily fish).
- 9) Get enough sleep and have your eyes & hearing checked. Speak with your primary care physician & know which of your medications could potentially make you dizzy.
- 10) If needed, install grab bars in your bathroom and don't shy away from using a walker or cane if it's helpful.

The alternative, loss of independence due to a fall, isn't fun! Not being able to do simple tasks (bathing, laundry, shopping) are troublesome! Lastly some additional causes of falls are worth noting. Inner ear problems, heart rate or irregular rhythms, dehydration, a drop in blood pressure & being tired are all worthy of consideration. Stay safe and focus on preventing falls.



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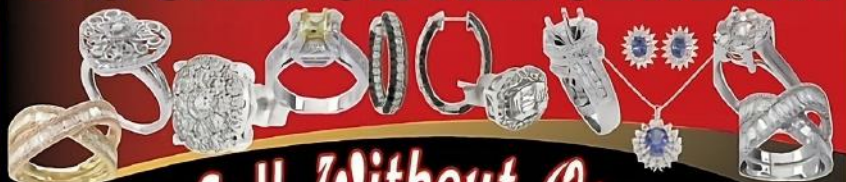
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Se Habla Español

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## **NEED HELP WITH YOUR COMPUTER?**

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**Please call: Peter Sobel  
Resident of Villa Borghese  
Office: (561) 749-4300**

## **Peg At Your Service LLC**

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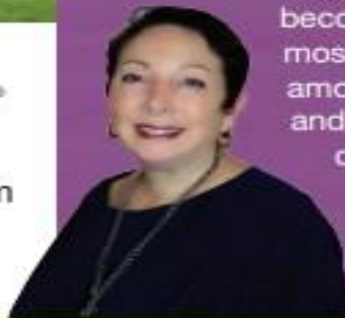
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*Help! I want to plant a tree in my front yard ... I want to re-pave my driveway ... I want to paint the exterior of my house ...*

### **The Architectural Control Committee (ACC)**

will meet this month on

**April 14th & 28th**

**to review applications for any  
exterior property work you wish to start.**

*But how do I get approved?*

**Pick-up and complete an application.**

**Drop it off by April 13th & 27th for committee review.**

*Where do I get an application?*

**Pick it up at 13834 Packard Terrace Or  
 Contact: Alan Rossman  
 (561) 901-3002**



**The LEGAL CHIT- CHAT**  
**By: Alan Jay Lewis, Esq.**

A Last Will and Testament can be challenged and declared by a Court to be INVALID and VOID after the death of the person who signed their Will.

People who sign Last Wills and Testaments [hereinafter referred to as their WILL] oftentimes believe that their WILL can never be challenged and declared by a Court to be INVALID and VOID.

However, there are various methods that the survivors or heirs of a decedent can attempt to set aside as WILL as INVALID AND VOID.

Here are 5 ways to Challenge the Validity of a WILL:

**1. TESTAMENTARY CAPACITY.** The Testator [the person who signed the WILL must have Testamentary Capacity] at the time they signed their WILL. In order to have testamentary capacity, the Testator must possess a certain level of understanding —meaning they must know who the “objects of their bounty” are and must have a general understanding about what assets and properties that they have that they want to distribute at the time of their passing away.

**2. FRAUD** – If a person tells the Testator that the document in front of the Testator is a contract or is a check [when in fact it is a WILL that the person has prepared for execution by the Testator] and the Testator does not know that a Fraud is being perpetrated upon them. When they sign the document that they have been fraudulently told is a contract or a check and that document is a WILL that distributes all the Testator’s assets to the person perpetrating the FRAUD, that WILL can be set aside as INVALID and VOID after the death of the Testator – if there is sufficient proof to establish the Fraud.

**3. DURESS.** If a person forces a Testator to sign a WILL by threatening to cause physical or emotional harm to the Testator, if the Testator does not do what the perpetrator is directing the Testator to do, that WILL can be set aside as INVALID and VOID after the death of the Testator – if there is sufficient proof to establish the Duress.

**4. IMPROPER FORMAL EXECUTION OF A WILL.** Florida law [as well as the laws of all states in the US] require a Will to be executed formally – meaning the Testator must sign it at the logical end of the Will in the presence of 2 witnesses who witness the signing of the Testator’s WILL [some states require 3 witnesses]. If this formal procedure is not properly and exactly followed, the WILL can be challenged as being VOID and INVALID.

**5. UNDUE INFLUENCE.** If a person [a perpetrator] ingratiates himself/herself with the Testator and convinces the Testator that the perpetrator is the only one who truly loves the Testator... and the Testator’s OTHER possible heirs/beneficiaries are bad people and are not deserving of receiving on the death of the Testator any part or portion of the Testator’s Estate, a Court may determine that the perpetrator has exercised UNDUE INFLUENCE upon the Testator – and that WILL procured by Undue Influence may be may be set aside and determined to be INVALID and VOID.

Alan Jay Lewis, Esq.--- Admitted to the Bar of the State of Florida and 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.





## Delray Villas A/C Promotions

We are excited to present the following, customized air conditioning (A/C) services and pricing for Delray Villas. We are a second-generation, family-owned business offering premium residential air conditioning services in South Florida. We are also the country's largest A/C filter manufacturer, employing 1000 Americans across our business.



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