

PLAT CHAT

MAY 2025

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

NUMBER 028

Board of Directors Meeting

Date: Tuesday

May 13, 2025

Time: 7:30 PM "B" Building



Rec Board Meeting

Date: Tuesday

May 6, 2025

Time: 7:00 PM "B" Building

*Mom's Give Us Such Priceless Gifts--
A Home Life Rich With Caring,
A Deep Appreciation For the Joys
Of Family Sharing,
Special Moments Touched With Beauty,
Good Times Filled With Laughter,
And Memories That Warm The
Heart and Last Forever After.*

*Happy
Mother's Day*





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. 18 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 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

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

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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****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****CITIZEN OBSERVER 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*****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**

Veterans Club first meeting was a success! Welcome more Veterans' come join !



**MEMBERS WANTED FOR OUR
NEW VETERAN'S CLUB!**
CONTACT: Don Daugherty 561-703-5975
Pat Melito 631-332-6805
NEXT MEETING IS WEDNESDAY, MAY 14th @ 7pm
MEETINGS WILL BE IN THE "A" BUILDING
COFFEE SUPPLIED BY RECREATION ASSOCIATION



ALL VETERANS ARE WELCOME!

MEETINGS ARE HELD THE 2nd WEDNESDAY @ 7pm EACH MONTH AT...
DELRAY VILLAS RECREATION BUILDING "A"
13773 CIRCULAR DIVE • DELRAY BEACH FL 33484
Come on in for Coffee and Conversation

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



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Retired Army Veteran**

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Five One Six

I am just a phone call away!
(owner operator)

DELRAY VILLAS 4/5 HOME INSPECTIONS

INSPECTIONS HAVE BEEN ON GOING SINCE THE FIRST OF MARCH. A SPECIAL THANK YOU GOES OUT TO ALL THAT HAVE STEPPED UP AND IMPROVED THEIR HOME AND MADE DELRAY VILLAS PLAT 4/5 SUBSDIVISION MORE BEAUTIFUL THAN IT IS!

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

DON'T FORGET TO PICK UP THE ARCHITECTUAL PERMIT FORM AT THE HOME OF ALAN ROSSMAN 13834 PACKARD TERRACE.

IF YOU HAVE NOT BEEN ABLE TO MOVE FORWARD WITH REPAIRS, OR HAVE QUESTIONS , CALL BETTY HILLIER 561-400-2392.



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presents
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NICKOLAS LAMPE
Come Party and Dance the Day Away at
Delray Villas'
ANNUAL JULY 4th CELEBRATION
PARTY BEGINS AT 12:00 PM
MUSIC FROM 1:00 - 4:00
****BRING YOUR OWN FOOD AND DRINKS (NO GLASS ALLOWED AT THE POOL)****
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19

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C.O.P.'s, Citizen Observer Patrol is urgently looking for Volunteers

3 hours a week and 1 monthly meeting, every 1st Wednesday of the month at 10 am or 9:30 am for coffee first



***For more information contact:
Lynn Goldstein
(561)445-4256***

Plat Chat Needs Your Help!

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

**Contact: Ruth Mirailh
Platchat@delrayvillas45.com
RMirailh@delrayvillas45.com**

Volunteers needed to delivery Plat Chat

Every 1st of the month

For more information contact:

**Harvey Lazaroff
(561) 498-8691**

**Camille Montemurno
Is offering**

Notary Public Services

free to all residents of Plat 4/5.

Camille is licensed and bonded.

561-239-6844



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ATTORNEYS AT LAW



ALAN JAY LEWIS, ESQ.
RESIDENT OF DELRAY VILLAS

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954 452-9010
alan@lewisandkracoff.com

- Areas of Practice:**
- Wills
 - Trusts
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I Make Housecalls!

Hello Neighbor!

I'M ANDREA SPECTOR



I'm not just a real estate agent, I'm your second generation Delray Villas neighbor and well versed in the neighborhood's value and features!

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!



Your Home. My Priority.



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



Your Home. My Priority.

Hobbies!

By: Nancy Grasso

Do hobbies make you happier? Yes- they can contribute to better health and happiness. This is according to a study published in the Harvard Health Newsletter. Comparisons between people who didn't have hobbies with those who did have hobbies, reported they experienced better health, more happiness, less stress and fewer symptoms of depression. Hobbies refresh your mind, increase physical abilities ultimately adding happiness!

Researchers list 4 main styles of hobbies.

Physical (walking, swimming, exercise, dancing)

Cerebral (learn a new language or skill)

Creative (cooking, drawing, singing)

Social (Book clubs, exercise groups)

You can search online for ideas, specifically listed as hobbies over age 50, 60, 70,80, 90....or just reconsider some you enjoyed doing when you were younger, revisiting past experiences!

Here's some ideas!

Arts & Crafts , Golf, Genealogy, Bowling, Bingo, Fishing, Crossword Puzzles & Sudoku, Jigsaw Puzzles, Tai Chi, Yoga, Swimming, Invite friends to a Game Night, Plan to try one new recipe a week, Knitting, Crocheting, Chess, Join the Book Club here at Delray Villas, Photography, Gardening, Birdwatching, Amateur Theatre (the Delray Playhouse looks for people), Group Walking, Volunteering (Morikami looks for people), Take an online class, learn an instrument... also libraries offer free in person classes.

Cultivating hobbies can take your mind off stress allowing your brain to release endorphins and boost your mood. It's a good thing !



**DELRAY VILLAS RECREATION
SCHOOL SUPPLIES AND FOOD BANK
COLLECTION BEGINS
MAY 1st TO JUNE 30th
IN THE "B" BUILDING LOBBY**

*Please Check Expiration Dates
Sealed Containers Only, No Glass!*

**All Donations Go To A
Local Delray Beach Food Bank**

Thank You For Your Generosity

**Any Questions Call
TOBY GORDON • 201-873-6379**



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

SOME OF THE TOPICS ARE...

- ❖ **ARTIFICIAL INTELLIGENCE SEMINAR APRIL 30 @ 10:30**
- ❖ **PRE-PLAN CREMATION AND BURIAL OPTIONS MAY 14 @ 11am**
- ❖ **HEARING SEMINAR WITH ABILITY FOR FREE TESTING**
- ❖ **ALZHEIMER SEMINAR WITH ABILITY FOR FREE TESTING**

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
5/3- 8th Ave Duo

Delray Playhouse 950 N W 9th St
Delray Beach 561-272-1281
5/9- Bridges of Madison County
5/12 – 5/15 - Sing Me A Show Tune
5/19- The Shee Gees- Female Tribute to Bee Gees
5/30- The Alter Eagles- Tribute Band
5/31- Combo Show- Steve Miller Band & Doobie Brothers Tribute

Arts Garage 94 N E 2nd Ave
Delray Beach 561-450-6357
5/3- The Smoogies- Jazz
5/3- The Monkey King- A Kung Fu Musical
5/4- Otis Cadillac
5/9- Damon Fowler- Blues
5/10-The Allman Revival- Tribute
5/11- Siempre Flamenco
5/17- Ultimate Floyd Tribute- Rock
5/18- Kent Burnside- Blues
5/23- J.P. Soars & the Red Hots-Blues
5/24- Bob Marley Tribute by Yvad & The Legal Roots
5/30 & 5/31- Tito Puente, Jr.- Latin, Jazz & Salsa

Kravis Center 701 Okeechobee Blvd
West Palm Beach 561-832-7469
5/2- New World Symphony
5/6- Kenny G
5/9- Killers of Kill Tony
5/10- Elton John Musical Tribute- Rocket Man
5/17- Gospel Gala- Yolanda Adams
5/19- Palm Beach Symphony
5/23- Cimafunk

Hard Rock 1 Seminole Way
Hollywood 866-502-7529
5/1- Pitbull
5/2- Kygo
5/6- Sessanta V2: Primus, Puscifer, and a Perfect Circle
5/9- Teddy Swims
5/11- Camila
5/12- Idan Amedi
5/15- Hauser
5/17- Morrissey
5/22- Ron White
5/23- On Purpose Podcast- Jay Shetty
5/24- Sunidhi Chauhan
5/25- Halsey
5/30- Styx w Kevin Cronin Band & Don Felder
5/31- Sam Hunt

Boca Black Box 8221 Glades Rd Suite 10
Boca Raton 561-483-9036
5/1- Comedian Jamie Kennedy
5/2-5/3- Comedian Jimmy Shubert
5/2- China Grove: Doobie Bros Tribute
5/3- Ticket to the Moon: The ELO Experience
5/4- Beetlejuice Jr
5/6- Jay Mewes: Diary of a Man Child
5/7- Music of Joni Mitchell & More
5/8- Tribute to Fleetwood Mac
5/9-5/10- Comedian Pete Jr
5/9- American Elton Show
5/10- Ultimate Pink Floyd Tribute
5/11- Dizzy's Magic & Mayhem
5/11- Sal "The Voice" Valentinetti
5/13-5/14- The Vagina Monologues
5/15- Tribute to Rock Legends
5/16- Atlantic City Boys & the Seasons Band
Comedian Vladimir Caamano

Dancing to the Rhythm of My Soul

By Rhonda Swan (Inner Work lessons)

**** LESSON #3 ****

*--- Love is within. Do not seek love outside yourself.
To love oneself is the beginning of a life-long romance. ----*

LOVING YOURSELF TRULY

Find a picture of yourself as an infant. If you don't have one of yourself, find one of your child or someone else you love. Most of us see babies as perfectly innocent beings that we can love unconditionally, It's important to see ourselves that way so we can love ourselves unconditionally.

Meditate on the picture. See yourself as that child, loving and lovable. Recognize that the spirit that dwelled within you as a baby is exactly the same as the one within you today. The only thing that's changed is circumstances and experiences. You are just as lovable today as you were the day you were born,

Accept that you are where you are supposed to be. You are who you are supposed to be. Tell the child in the picture that you love her. Open your heart to her and realize you are opening your heart to yourself.

***** *The search for love is really the search for self.* *****

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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References Available

CGC 1509040
CCC 1327012

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DON'T MISS OUR MOTHER'S DAY LUNCHEON AND FASHION SHOW BROUGHT TO YOU BY DELRAY VILLAS REC ASSOC AND FEATURING CLOTHING BY PATCHINGTON



FRIDAY, MAY 9th FROM NOON TO 3:00pm ONLY \$25 per person • In the "A" Bldg.

FOOD BY PALM BEACH BAGEL
CHOICE OF WRAPS: TUNA, TURKEY, ROAST BEEF, CHICKEN CAESAR WITH SALADS, DRINKS AND DESSERT!



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Thursday & Saturday 10am to Noon
Any Questions Call;
Lynne Cohen 201-314-6537 • Toby Gordon 201-873-6379
This Event Co-Chaired by Lynne Cohen and Toby Gordon



TICKETS

In order to accommodate more of our residents, we have expanded our ticket office hours

New... Ticket Office Has Expanded Hours:

- Monday & Thursday: 6:00 PM – 8:00 PM
- Tuesday: 1:00 PM – 3:00 PM
- Thursday & Saturday: 10:00 AM – Noon

Any Questions Call;
Alan Rossman 561-901-3002 • Tom Clark 347-728-4037





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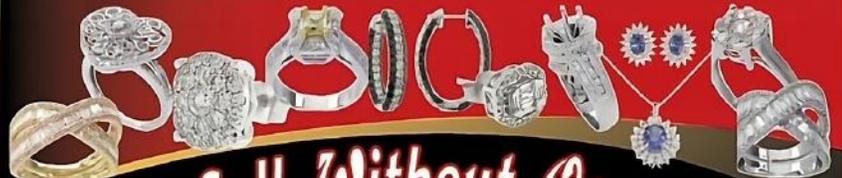
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Julie Ann Brown, REALTOR®
561.441.5948
JulieB@SignatureParadise.com



• www.JulieAnnBrown-YourRealEstateConcierge.com •

*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
May 12th & 26th
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 May 11th & 25th 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.

EXEMPT PROPERTY and FAMILY ALLOWANCE
under the Florida Probate Code

For those of you who MAY [at some point in the future] be involved as a Beneficiary of a Florida Probate Estate Administration, this article is going to discuss 2 types of “special rights/benefits/exemptions” that could EXCLUDE a portion of the Probate Estate from the Claims of Creditors of the Decedent’s Probate Estate.

EXEMPT PROPERTY

In addition to Florida’s constitutionally protected HOMESTEAD law, Florida Statute 732.402 entitled Exempt Property indicates the following:

If a DECEDENT was domiciled in the State of Florida at the time of his/her death, [subject to certain qualifications and exceptions], the SURVIVING SPOUSE, or if there is NO surviving spouse, then the CHILDREN OF THE DECEDENT shall have a right to the EXEMPT PROPERTY of the DECEDENT, as defined below:

EXEMPT PROPERTY shall consist of the following personal property:

1. Household furniture, furnishings and appliances in the decedent’s usual place of abode up to a net value of \$20,000.00 as of the date of death of the decedent; and
2. Two motor vehicles which do not individually [as to each such motor vehicle] have a gross vehicle weight in excess of 15,000 pounds that are owned in the Decedent’s name and regularly used by the Decedent or members of the Decedent’s family as their personal motor vehicles; and
3. ALL Qualified Tuition Programs authorized by Section 529 of the Internal Revenue Code; and
4. ALL death benefits for teachers and school administrators as contemplated by Section 112.1915 of the Florida Statutes.

Why is the above described EXEMPT PROPERTY under the Florida Statutory law important? Because ALL “EXEMPT PROPERTY” is exempt from the claims of all creditors against the estate, except perfected security interest (such as recorded mortgages).

FAMILY ALLOWANCE:

In addition to Florida Homestead law [and other Florida Statutory entitlements], if the Decedent was domiciled in Florida at the time of his/her death, the decedent’s Surviving Spouse AND the Decedent’s Lineal HEIRS that the Decedent was supporting or was obligated to support, are entitled to a reasonable sum of money from the Decedent’s Estate for their maintenance during the administration of the Probate Estate.

The Florida Family Allowance Statute defines “HEIRS” to be the Decedent’s Lineal Ascendants AND the Decedent’s Lineal Descendants. The Family Allowance shall be set by the Probate Court and shall not exceed a TOTAL of \$18,000.00. The Family Allowance set by the Court and paid to the persons entitled to receive same under Florida Statutory law may be paid as a lump sum or in periodic payments, as set by the Court.

Moreover, the Family Allowance set by the Court shall not be chargeable against any benefit or share otherwise passing to the Decedent’s spouse or the Decedent’s dependent Lineal Heirs, unless the Decedent’s Will otherwise provides.

Even though many persons are inclined to look negatively upon Probate proceedings – sometimes there are certain benefits [SOME OF WHICH ARE NOTED ABOVE] that a Beneficiary of a Decedent’s Probate Administration is legally entitled to receive -- if competent Legal Counsel, in representing the Beneficiary, effectively and timely follows-through with all necessary action on behalf of the Beneficiary of the Probate proceeding.

I have tried to encourage the readers of my monthly Legal Chit-Chat column to be diligent and promptly attend to their Estate Planning Needs and Goals.

PABLO PICASSO, who is considered one of the 20th Century’s most influential artists, said it best when he said: “**Only put off until tomorrow what you are willing to die having left undone.**”



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



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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