

PLAT CHAT

DECEMBER 2025

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

NUMBER 032

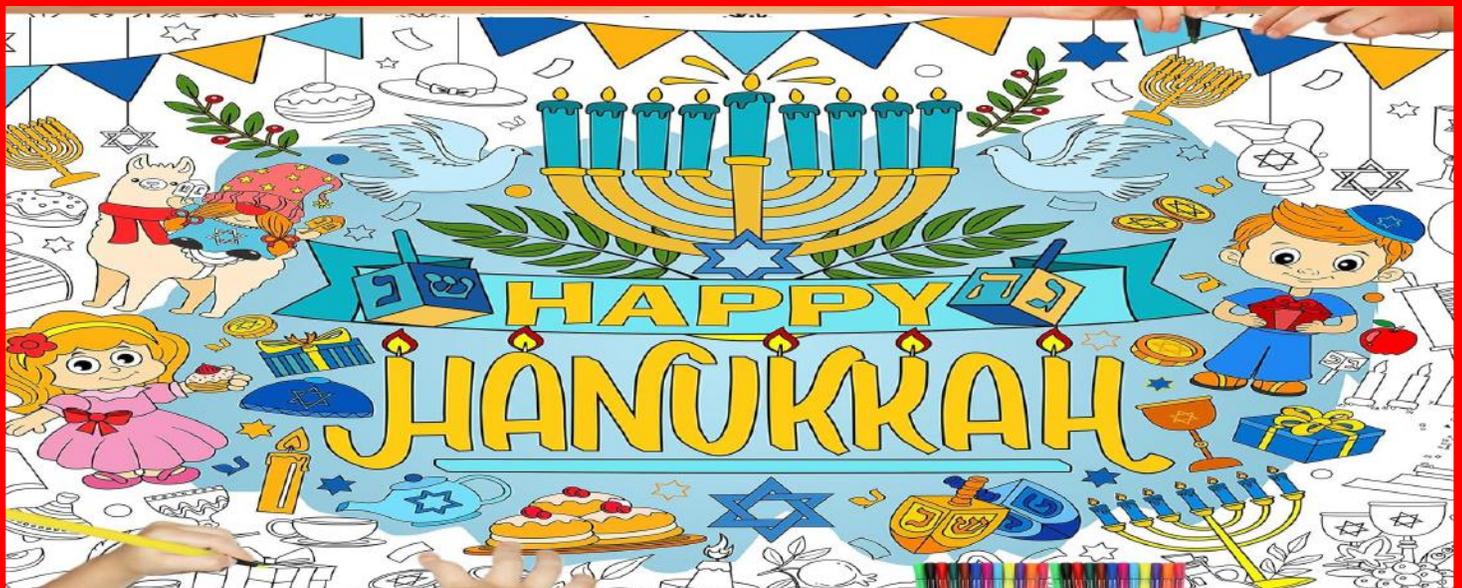
Board of Directors Meeting

**Date: Tuesday
December 16, 2025
Time: 7:30 PM "B" Building**



Rec Board Meeting

**Date: NO December
Meeting. Next Meeting
January 6, 2026**



REMINDER: VOTE NOW! Electronic (Online) voting is already available to vote until December 16th by 5:00 pm. The results will be announced in our meeting the same 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

SERVICES INCLUDED IN HOA FEES

Pest Control:

Wise House 561-727-8239

Cable/Internet

Breezeline Communities 855-660-9868

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

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****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**

CANDIDATES FOR ELECTION 2026—PLAT 4/5 HOA DIRECTORS



My name is Alan Rossman and I am running for Plat 4/5 Board. My wife and I have been living in Plat 4/5 for eight years, and we love it here. I have been very involved in the community and look to continue. I am a retired First Grade school teacher from Palm Beach County. While teaching, I was Grade Chair and a Union Representative for 18 years.

Since moving here, I have been very involved with distributing the monthly Plat Chat (Aka the “Ramblings”) and working with volunteers. I have also undertaken the job of repairing lollipop lights for homeowners in need of help. I also served on the document committee to update and revise the documents. I currently work in the ticket office, on Thursdays and Saturdays.

Since being elected to the 4/5 board two years ago, I am presently working on the Interview Committee as Co-Chair and Chair of the ACC committee. I have been on the Inspection committee, and Reinspection committee. I attend the Alliance of Delray Beach monthly meeting to keep Plat 4/5 informed about Delray Beach and Palm Beach County.

I am asking for your vote in the December election, so that I may continue to serve the community. Thanking you in advance.

Alan Rossman



I, Michelle Jarrell, have been a resident of Delray Villas Plat 4/5 since February 2024 and wish to the HOA Board in 2026. With a background in Finance/Accounting/Accounting Software for 35 years along with being the Treasurer on a previous HOA board, I believe I could bring valuable skills to support the continued growth and well-being of our community.

I am passionate about maintaining property values and fostering a strong neighborhood spirit, as well as committed to transparency, responsible decision making, and open communication with fellow homeowners.

Michelle Jarrell



Hi, my name is Ruth Mirailh, and I’ve been a resident here in Plat 4/5 for 11 years. I worked as an Accountant for 30 years for the Broward County School District. I am a 1LT, in the US Army and served for 8 years, also I am currently an active Real Estate Agent.

I have been working with our HOA in Plat 4/5 as a board member for the past 3 ½ years. I have served on the Interview committee, Chair of the Inspection committee and currently Editor of the “Plat Chat”. I enjoy being able to assist and be an asset to our community in Delray Villas Plat 4/5. My desire is to continue to share my time, experience and knowledge as part of our HOA Board. I ask for you to vote for me to continue to serve on this HOA Board of Delray Villas, Plat 4/5.

Thank You!
Ruth Mirailh

CANDIDATES FOR ELECTION 2026 (Cont.)



I am running again for my position on the Delray Villas Plat 4/5 HOA Executive Board. I have lived for 10 years at our home on 6313 Dusenber Road with my husband of 29 years, Richard, and our Shih Tzu, Molly. I have been a board member for 6 years and have served as your secretary for those years.

I have gotten to know most of you through my email correspondence. My responsibilities as Secretary are to maintain all the HOA records, which include, the 55+ census, next of kin, dog registrations, monthly meeting agendas and minutes, contracts, and all email and letter correspondence.

I am running for a board position again because I want to continue to be involved in this community. I have dedicated myself to community issues and take pride in Delray Villas Plat 4/5. I will always be there to serve our community. I would appreciate your vote.

Thank You!
Dianne Dellatorre-Stevens



I am Alan Kaplan, and I am running for a spot on the Plat 4/5 Board of Directors. I moved into Delray Villas in February 2017. I was elected to the Board in 2018 and served on the Interview Committee and Inspection committee. I learned a lot serving the board and believe the experience will help me serve again.

I am currently delivering the Plat Chat; I am on the Inspection Committee and Chair the Minivan Committee. I am on the COP patrol. I took a leave of absence, but I plan to rejoin shortly.

I have served on other Boards in Massachusetts and Kansas. I can be a valuable addition to the Board. I can see a bright future for Delray Villas. I appreciate your vote.

Thank You,
Alan Kaplan



Hello, my name is Gloria Arango, and I am excited to run for a position on our HOA Board. I have lived in our community for several years and truly value the sense of neighborhood and connection we share.

With a background in hands-on problem solving and listening and communicating with people in general, I bring persistence, organization, and a practical approach to challenges. I am fluent in both English and Spanish, which allows me to connect with a wider range of neighbors and ensure everyone's voice is heard.

Last year, when our community faced difficulties with landscaping, I took ownership of the situation by working with the company I personally use. I organized a clear schedule and negotiated fair pricing, which also helped several of my neighbors receive reliable care at a very reasonable cost. This experience reinforced my belief in teamwork and proactive solutions that benefit everyone.

My goal is to help maintain our community as a safe, welcoming, and well-managed place to live. I believe in transparency, collaboration, and making decisions that serve all residents. I look forward to serving and working together to keep our neighborhood thriving.

CANDIDATES FOR ELECTION 2026 (Cont.)



I'm honored to be a candidate for the Delray Villas HOA Board. My wife, Andrea Spector's family, has a history here that spans more than 30 years, beginning with her aunt and uncle and continuing with her parents Aaron and Lucelle making this community a meaningful part of our lives.

My reason for running is simple: to make a difference. This is something that I strive for every day in my professional life and my personal life. I'd like to help maintain strong financial management, enhance communications, and promote fairness and accountability in every decision we make.

I bring over 30 years of leadership experience in technology and operations, including strategic planning, infrastructure modernization, and service management. My career has been built on collaboration, transparency, and responsible stewardship, but my greatest motivation has always been helping others.

I don't just live in a 55+ community; I also work in one. As the Director of Information Technology at Sinai Residences in Boca Raton, a senior living community where taking care of people is our ultimate responsibility every day.

At Sinai I manage an annual operating budget of \$1.7 million, which can grow to over \$3 million with capital projects. So, it is just a little larger than our budget here. I have certifications in technology, cybersecurity and project management. I believe that by combining professional discipline with genuine community care, we can continue to strengthen the quality of life for every homeowner while protecting our property values for the future.

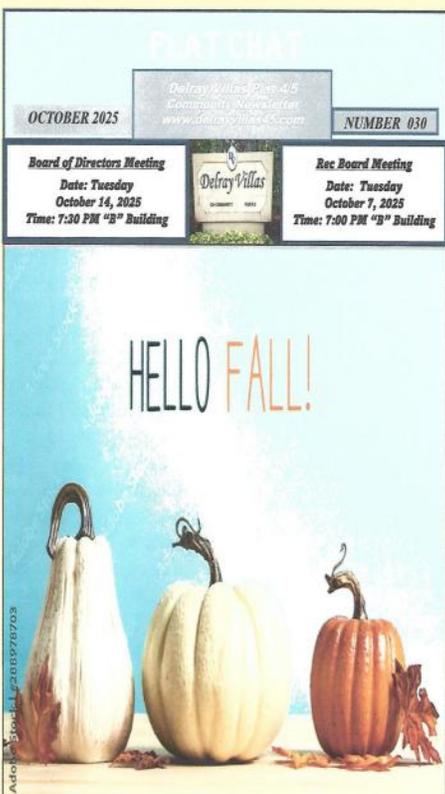
Thank you for your time, consideration and vote.
Glenn Selmi

PLAT CHAT

Delray Villas 4/5 Plat Chat Newsletter will start being published on our website instead of paper issues commencing with January 2026 edition. You can read it, download and or print a copy for yourself at our website: Delrayvillas4/5.com

No Internet? Or Prefer a hardcopy delivered to you?

Please contact:
Dianne Stevens at 413-222-7866



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 December 8th & 22nd **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 December 7th & 21st for committee review

Where do I

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

NEW News/Rules for Plat 4/5 Residents:

Retractable Dog Leashes are Now **Prohibited** in our Plat. Please make sure that if you are walking your dog around the neighborhood that they are always on a lease but also that it is **NOT** a Retractable Leash.

Also, starting January 1st, 2026 the **Late Fee** for being tardy or late will be **\$40**.

Dear ALL Homeowners:

Effective January 1,2026, the mailing address for sending HOA payments will change. The New address is:

**P.O. BOX 20634
Tampa, FL 33622-0634**

If you use your bank's bill pay service or mail checks directly, please update the payment address to avoid any delays in processing. We strongly encourage you to use the coupon book when submitting payments. This helps ensure your payment is applied accurately and promptly to your account.

Thank you for your attention to this matter and for your continued cooperation. If you have any questions, please contact our office.

**Sheila Lane
Treasurer
Email: slane@elrayvillas45.com**

COME JOIN US FOR OUR

*Annual New Year's
Eve Celebration*

DECEMBER 31, 2025

FEATURING

**SINGING QUARTET
MAGIC MOMENTS 7:00-9:30
AND
DJ AND VOCALIST
NICKOLAS LAMPE 9:30-1:00**

DOORS OPEN 6:45

**TICKETS \$55 PER PERSON
INCLUDES DINNER (TBA)**

**TICKETS CAN BE PURCHASED
IN B BUILDING**

**DELRAY VILLAS CLUBHOUSE
13773 CIRCULAR DR. BLDG. A
DELRAY BEACH, FL 33484**

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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 month at
10 am or
9:30 am for coffee first*

For more information contact:

*Lynn Goldstein
(561)445-4256*

*Volunteers needed to delivery
Plat Chat*

Every 1st of the month

For more information contact:

*Harvey Lazaroff
(561) 498-8691*