

PLAT CHAT

APRIL 2026

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

NUMBER 036

Rec Board Meeting

**Date: Tuesday
April 7, 2026**

Time: 7:00 PM "B" Building



Board of Directors Meeting

**Date: Tuesday
April 14, 2026**

Time: 7:00 PM "B" Building



Call us anytime.
We are here to
help you.

PLAT 4/5 BOARD OF DIRECTORS

Pres: Maggie Bogner 904-902-5633
VPres: Alan Rossman 561-901-3002
Treas. Sheila Lane 561-381-7725
Sect: Dianne Stevens 413-222-7866

COMMITTEES

Alliance:

Board members will be taking turns.

Architectural: (See P. 8 for details)

Betty Hillier 561-400-2392
6322 LaSalle Rd. for applications
Rich Cohen 201-873-0458
Glenn Selmi 561-299-0060
Robert Munding 585-764-0454
Linda Montgomery 908-239-4645

Inspections and Re-inspections:

Nancy Grasso 203-770-4481
Tommy Rudolph 347-539-0194
And Volunteers

Interviews:

Alan Rossman 561-901-3002
Bill Yesowitch 502-905-7973
Nancy Grasso 203-770-4481

**Lollipop, Lights,
Roads & FPL**

Glenn Selmi 561-299-0060

Parliamentarian AND 55+

Bill Yesowitch 502-905-7973

HOA FEES and ESTOPPEL LETTERS

Sheila Lane 561-381-7725

DV 4/5 Website:

www.delrayvillas45.com

Interview Committee

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

Alan Rossman 561-901-3002

**Maintenance/Landscaping/Lakes and
Canals:**

Any info needed please contact:

Tommy Rudolph 347-539-0194

Glenn Selmi 561-299-0060

Plat Chat:

Ruth Mirailh 561-907-7884

Recreation Association Representatives:

Lynne Cohen 201-314-6537

Camille Montemurno 561-239-6844

Judith Silby 561-906-3782

SERVICES INCLUDED IN HOA FEES

Pest Control:

Wise House 561-727-8239

Cable/Internet

Breezeline Communities

855-660-9868

**Our phones are on for all to call
but please keep in mind we are all
VOLUNTEERS so it would be deeply
appreciated if all calls are made
between Mon-Fri., hours of 8:30am
to 5 pm. If there is an Emergency
ALWAYS call the Police, Fire Depart-
ment, EMT, etc. first, do not delay.
If you still wish to make us aware of
any situation, please feel free to
contact Maggie. 904-902-5633**

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.

Maggie Bogner 904-902-5633
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.
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

CITIZEN OSBERVER 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

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).

Alan Shwartz 561-376-4040

DVRA MEMORIES—

A Reunion of Past Community Shows – Everyone Welcome!

🤪 Dust off the chuckles... we're rebooting the funny!

🎪 **Show Date: April 25, 2026 • 7:00 PM**

Tickets: Only \$15 per person

Yes...still cheaper than a matinee movie popcorn combo.

Dessert, Coffee & Water Provided

BYOB and Bring Your Own Appetite for Laughter

We promise the music is professional – The jokes, however... are lovingly questionable!

🎤 **Starring Your Friends & Neighbors**

Show Director • Lynne Cohen • Assistant Director • Toby Gordon • Music by "The Maestro" Alan Shwartz

BUY TICKETS

In the "B" Building Ticket Office
Thursday & Saturday • 10am - Noon

Questions? Call

Tom Clark • 347-728-4037

PROTECT YOUR PROPERTY!



FREE PROPERTY FRAUD ALERT SIGNUP EVENT!

Presented by the Clerk's Office

WHAT IS PROPERTY FRAUD?

Property fraud happens when someone illegally uses your name to:

- Transfer ownership of your home or land
- File fake deeds or liens
- Take out loans using your property

Most victims don't know fraud has happened until it's too late.

WHAT IS PROPERTY FRAUD ALERT?

Property Fraud Alert is a FREE notification service from the Clerk's Office that alerts you whenever a document is recorded in your name.

PROPERTY FRAUD IS RISING AT EXPONENTIAL RATES IN PALM BEACH COUNTY.

**DON'T FALL VICTIM!
SIGN UP FOR
PROPERTY FRAUD ALERT AT:
MYPALMBEACHCLERK.COM/PFA**

Delray Villas Recreation Presents A FREE Seminar on **PROPERTY FRAUD**

**Brought to you by
Palm Beach County
Clerk of the Court**

Tuesday, May 19th at 10am

Delray Villas Recreation Center • 13773 Circular Drive,
Building A, Delray Beach 33484

Any Questions Call • Sam Fleishman • 410-493-7842
Please Make FREE Reservations at The "B" Building Ticket Office
Thursday & Saturday 10am to Noon
Any Questions Call • Tom Clark 347-728-4037



MIKE CARUSO
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PALM BEACH COUNTY

Follow us @ClerkPBC

One-Pot Pasta Primavera Recipe

SERVES 6

INGREDIENTS

- 2 cloves garlic, smashed
- 2 1/2 teaspoons kosher salt, divided
- 6 tablespoons unsalted butter, at room temperature, divided
- 1 tablespoon finely grated lemon zest (from 1 lemon)
- 12 ounces dried short pasta, such as penne frigate, fusilli, or orecchiette
- 4 cups of hot water
- 3/4 cup grated Parmesan cheese, plus more for serving
- 2 tablespoons thinly sliced fresh basil leaves
- Pinch red pepper flakes

The veggies

- 1 medium shallot, minced
- 6 asparagus spears, trimmed and cut into 1 inch pieces on the diagonal
- 1 small zucchini, diced
- 1 cup julienned carrots (about 3 ounces)
- 3/4 cup diced orange or yellow bell pepper
- 1 1/4 cups Broccolini (about 3 ounces), trimmed and cut into 1-inch pieces
- 1/2 cup sugar snap peas, strings removed and halved on the diagonal (about 2 ounces)
- 1/2 cup fresh or frozen peas
- 10 cherry tomatoes, halved

INSTRUCTIONS

1. Make a garlic-lemon butter. Mince and mash 2 cloves garlic and 1/2 teaspoon of the salt together to make a paste. Transfer to a small bowl, add 4 tablespoons of the butter and 1 tablespoon finely grated lemon zest, and mash together until combined; set aside.
2. Sauté the shallot in butter. Melt the remaining 2 tablespoons butter in a large Dutch oven or pot over medium-high heat. Add 1 medium minced shallot and sauté until softened and beginning to brown, 2 to 3 minutes.
3. Cook the pasta. Add 12 ounces dried short pasta, 4 cups hot water, and remaining 2 teaspoons salt. Cover and bring to a boil over high heat. Reduce the heat back to medium-high, uncover, and cook until the pasta is al dente, about 8 minutes. Stir the pasta occasionally, loosening noodles that stick to the bottom or sides of the pot.
4. Stir in the vegetables and cook until tender. Add asparagus, zucchini, carrots, bell pepper, broccolini, sugar snap peas, and peas. Stir and cook uncovered until the vegetables are crisp-tender and the cooking liquid has reduced into a starchy sauce, about 2 minutes.
5. Finish with tomatoes, cheese, and garlic-lemon butter. Stir in the tomatoes, 3/4 cup grated Parmesan cheese, and garlic-lemon butter. Once the cheese and butter is melted, the cooking liquid should be significantly reduced, leaving only a silky, buttery sauce. Serve in bowls garnished with red pepper flakes, 2 tablespoons thinly sliced fresh basil leaves, and more Parmesan cheese.





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

*C.O.P.'s, Citizen Observer Patrol is
urgently looking for Volun-
teers 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*

*PLAT 4/5 HOA Committee's are
looking for VOLUNTEERS!*

*If you have some extra time and
would be interested in joining any
of our committee's (See pg. 2 & 3)
for consideration please contact:*

*Maggie Bogner 904-902-5633
Alan Rossman 561-901-3002*

*Thank you in advance for your
interest and support.*

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 has changed. 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**

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)

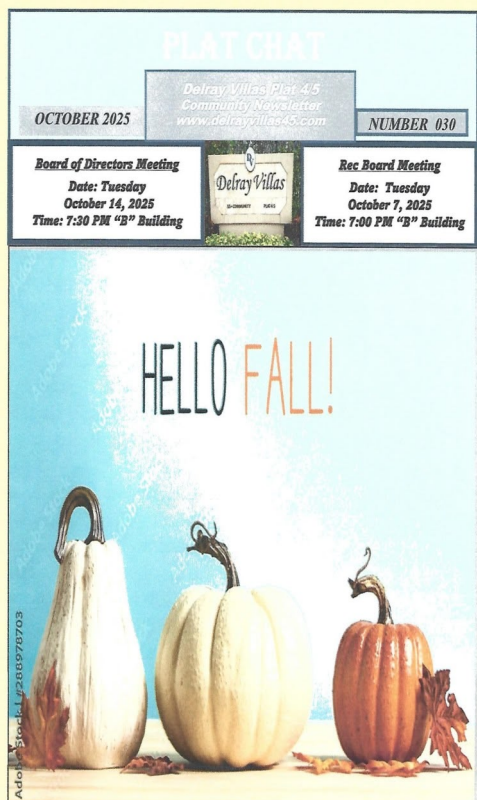
will meet this month on April 1st, 15th & 29th to review applications for any exterior property work you wish to start.

But how do I get approved?

Pick-up and complete an application. Drop it off by March 31st, April 14th & 28th for committee for Review

Where do I

Pick it up at 6322 LaSalle Road or Contact: Betty Hillier (561) 400-2392



PLAT CHAT

Delray Villas 4/5 Plat Chat Newsletter is being published on our website instead of paper issues that commenced 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**