

Mistakes are
random.
Please find!

PLAT CHAT

formerly RAMBLINGS

SEPTEMBER 2022

**Delray Villas Plat 4/5
Community Newsletter**

NUMBER 001

Board of Directors Meeting

Date: Tues., September 13, 2022

Time: 7:30 PM "B" Building

Rec Board Meeting

Date: Wed., September 21, 2022

Time: 7:00 PM "B" Building

Fall is upon us and as the seasons change so do things.

Our newest change this Fall is our newsletter. It is now known as "Plat Chat", formerly Ramblings. Noel and Toby Gordon are the proud authors of the new title, that you, our wonderful community voted on. Toby and Noel have been residents of Delray Villas since 2014, and they are always available to help in anyway our community needs it. It was only natural for them to enter in the contest for the name change and help us grow. Thank you, Toby and Noel, for the new name of our community newsletter.

We just want to say "thank you" to all who voted, counted votes, and to those that have been instrumental in getting this committee off the ground. Also, to the many authors of our community, who have shared important issues, poems, recipes, shows and entertainment venues, restaurant reviews, and any other ideas they want printed. Without you we will not be successful.

The most important thing about "Plat Chat" is that Plat Chat is a community newsletter. Everyone is welcome to be part of it. Past editors and staff, present committee members and future members, and of course every homeowner. Do not be shy, please make sure that you send in your articles, ideas, and stories. We would love to hear from you. Send them to dvmikem@yahoo.com. We love to hear your reviews, good or bad. This is what will help us grow, and make sure as a community everyone knows that their voice counts.

We are looking for people to assist with the typing, designing, and graphics. Any interest contact Hope Greenblatt @ hopegreenblatt@gmail.com, Hope will be handling the correspondence for the committee and will forward your email to the committee members that are handling that aspect of the newsletter.

Our committee is strong and welcoming, Try it. Join us! I promise you will not be disappointed. It is fun, challenging, and most importantly, community oriented.

Mike Montemurno, President Plat 4/5

Important Message from the Board!

Register your property.

You can register your property to protect it from someone using your information to fraudulently transfer your deed without your knowledge.

By going to the county clerk website: mypalmbeachclerk.com

You can access the link to register your property. You do this by registering with your email address. You will be notified immediately if there is any activity involving your property.

After logging on to web site, type in "property fraud" in search box and it will direct you to the site.

We suggest you register both your spouse and yourself if applicable. Any questions, please contact me.

Rick Mancini, Plat 4/5 Board Member



PLAT 4/5 BOARD OF DIRECTORS

President	Mike Montemurno	954-658-7295
Vice Pres.	Bill Yesowitch	502-905-7973
Treasurer	Sheila Lane	561-381-7725
Secretary	Dianne Stevens	413-222-7866

COMMITTEES

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

Architectural:	Debbie Willson	631-624-7778
	Russ Mayer	248-535-4710
	Dianne Stevens	413-222-7866
	Don Daugherty	561-703-5975
	Rich Cohen	201-873-0458

Inspection:	Alan Rossman	561-901-3002
	Russ Mayer	248-535-4710
	Don Daugherty	561-703-5975
	Pat Melito	561-933-0170

Re-Inspection:	Debbie Willson	631-624-7778
	Alan Rossman	561-901-3002
	Rich Cohen	201-873-0458
	Terry Dunne	646-423-2303

Interviews:	Bill Yesowitch	502-905-7973
	Sheila Lane	561-381-7725
	Alan Rossman	561-901-3002
	Don Daugherty	561-703-5975

Lakes and Canals:	Russ Mayer	248-535-4710
	Don Daugherty	561-703-5975
	Mike Montemurno	954-658-7295

Lollipop, Lights, Roads & FPL	Rick Mancini	917-865-6563
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Maintenance:	Russ Mayer	248-535-4710
	Don Daugherty	561-703-5975
	Mike Montemurno	954-658-7295

Parliamentarian:		
55+	Bill Yesowitch	502-905-7973

Plat Chat:	Hope Greenblatt	954-328-5136
	Marguerite Gregorio	917-755-1482

Elections:	Ruth Mirailh	954-464-6891
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RECREATION ASSOCIATION MEMBERS

Pool:	Tony Costa	508-801-3300
	Pat Lazaroff	561-498-8691
	Kim Melito	561-933-0170

SERVICES AVAILABLE IN HOA FEES

Pest Control:	Wise House	561-727-8239
Cable/Internet	Breezeline	
	Communities	855-660-9868
Palm Beach County	Palm Tran	561-841-4200

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
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, wheelchair, etc.

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Rick Mancini	917-865-6563
Paul Mirsky	917-684-9115
Sam Fleishman	410-493-7842

WEBSITE/COMMUNITY CHANNEL

www.delrayvillas45.com

Our community information is updated on a as needed basis for all your informational needs.

(Community Channel is located on 590 on your television.)

Alan Shwartz	561-376-4040
Don Daugherty	561-703-5975

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

ZOOM

You will receive an email from Dianne Stevens with the link for our monthly meeting which is held the 2nd Tuesday of the month in the Viking Room, Building B. You can attend from home if you are unable to come to the Viking Room.

(If during the meeting you contact via text)

Alan Shwartz	561-376-4040
Don Daugherty	561-703-5975

MINYAN

(call us to help you in your time of need)

Alan Kaplan	316-253-7542
Richie Cohen	201-873-0458
Noel Gordon	201-310-8626

CITIZENS ON PATROL (COP)

Lloyd Lukens 561-251-3616

PHONE DIRECTORY

We stated in the last issue and at the board meeting, we would be putting the phone list on our website.

We decided that we needed to hold off until we secure our website more efficiently. Thank you for your understanding and we will get it published as soon as possible.

HOA PAYMENTS AND PROCEDURES

Our HOA payments of \$615 dollars are payable quarterly. Jan 1st, April 1st, July 1st and Oct. 1st. You have till the 10th of the month to submit them without a \$25.00 late fee. Starting on the 11th the HOA fees and late fee will be \$640.00.

You have three (3) ways to submit your payment. Please select whichever one you are most comfortable with.

1). Automatic payments will be withdrawn from your bank account on the quarterly due date through the HOA. Send a voided check to Sheila Lane and she will set it up for you.

2) You can have your bank automatically send it through your bill pay option. If this is chosen, late fees will apply if your payment is not received by the 10th.

3) You can mail it to the address in Miami which is on your coupon. Late fees will apply if not received in Miami by the 10th.

PLEASE DO NOT SEND YOUR PAYMENTS TO SHEILA LANE IN THE MAIL OR LEAVE IN THE MAILBOX ON HER PORCH . YOUR CHECK WILL BE RETURNED TO YOU VIA US MAIL WHICH COULD HAVE YOU INCUR LATE FEES WHICH WE ARE NOT RESPONSIBLE FOR. THANK YOU FOR YOU UNDERSTANDING REGARDING THIS VERY IMPORTANT MATTER.

NOTIFICATION REQUIRED FOR HOME OCCUPANCY

Anytime someone moves in for more than 30 days, does a transfer of property or a pending sale the HOA must be notified.

Please contact Bill Yesowitch:

phone 502-905-7973

email: bill920@att.net

ALERT!

DID YOU UPDATE YOUR HOUSE ALARM SYSTEM WHEN YOU SWITCHED YOUR INTERNET TO BREEZELINE?

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**by:
Lynne Cohen**

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561-499-3335 x 102**

- 11/4 K.P. Comedy Night
- 11/11 Peter Lemongello
- 11/18 The British Invasion Years
- 12/2 Atlantic City Boys
- 12/7 Holiday Concert
- 12/9 Brad Zimmerman
- 12/16 Sarge

**Kravis Center- WPM Beach
561-832-7469**

- 9/10 Nikki Glaser
- 9/16 Daughtry
- 9/23 Toby Mac
- 11/11-11/13 Miami City Ballet
- 11/15-11/20 Get on Your Feet
(Gloria and Emileo Estefan story)
- 12/14-12/23 Aladdin
- 1/3-1/8 Hadestown

**Mizner Park Cultural Center-
201 W Plaza Real, Boca
844-672-2849**

9/1 UB 40

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

- 9/6 Comedy Night
- 9/13 Open Mic Night
- 9/19 Poetry Night
- 9/26 Jam Session
- 9/30 Garage Queens
- 10/6 Rich Aronovitch
- 10/29 The Motowners

**Seminole Hard Rock Hotel & Casino-
Hollywood, Fl.
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10/22 Havasi Symphonic Concert and Lebo M

**Old School Square-
51 N Swinton Delray Beach
561-243-6209**

12/9- 12/11 Beatles on Beach

Delray Marketplace- Delray Beach

11/17- 4/27/23 Free Music Fest

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

- 9/9-9/11 and 9/16-9/18 La Cage Aux Folles
- 9/224 Music of Steely Dan
- 10/7-10/9 Love, Loss and What I Wore
- 10/12-10/16 The Boomer Boys
- 10/28-10/30 Churchill
- 11/4-11/6 Tell Him Its Jackie
- 11/9 Wiesenthal
- 11/16 Words Alive (Four Winds)
- 11/19-11/20 Give Em Hell Harry
- 11/26 Spaghetti & Matzo Ball Show

**Boca Black Box
561-483-9036
blackbox.com/events**

- 9/28 Wrestling
- 10/1 Zendatta
- 10/6 Acoustic Alchemy
- 10/21 Jim Brenner

**Tin Roof
8 E Atlantic Ave Delray Beach
561-265-5310**

- 9/1-9/3 Cody Clark Band
- 9/4 Spider Cherry
- 9/5 Motown Mondays
- 9/8-9/10 Adam McClelland
- 9/9 Crush Company
- 9/10 East Harbor
- 9/15, 9/21, 9/22 Spider Cherry
- Tin Roof (cont.)

- 9/22-9/24 Wrestle w Jimmy
- 9/30-10/1 The Pretty Ravens
- 10/6-10/9 Phillip Michael Parsons

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HOMEOWNER INSURANCE UPDATE

by Sam Fleischman

Florida State Senate bill 2D "Insurance" was passed in the May 2022 special session of our state legislature. It will affect Florida homeowners insurance policies and is summarized by Florida's Insurance Consumer Advocate , Tasha Carter , below: <https://www.myfloridacfo.com/Division/ICA/2022PropertyInsuranceChanges>

A few highlights:

When and if property insurance companies take advantage of the law's provision by June 1, 2023 to access up to \$2 billion of the \$8 billion Florida Catastrophe fund, they must immediately file rate changes of that savings and pass it on to their customers.

Other than that "immediate" savings to consumers, the bill's sponsor Sen Jim Boyd said. "There absolutely will be relief. Sadly, it won't come for 12 to 18 months."

In my opinion, one of the few good things in the bill for Homeowners is that insurance companies can no longer refuse to underwrite new HOI policies or not renew them solely because your roof is older than 14 years old. They can still require your roof to be in "good condition", if it is older than 14 years. That gets tricky though, because in the bill it says the authorized inspector must be approved by the insurance company among other things. For the roof 15 years or older to qualify to have your policy not non renewed (or for new policy to be accepted) that roof must be certified by the authorized inspector to have "five years or more of useful life remaining".

Lastly, in my opinion, there needs to be more competition in the market for homeowners insurance prices to stop going up and possibly go down.



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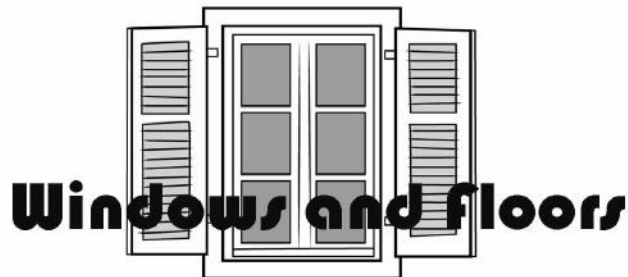
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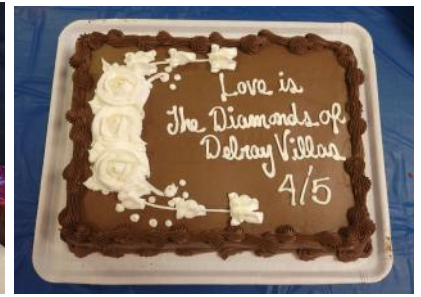
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No words can describe the love felt in the room for the “1942 and before” party! Old friends joining together again after so many years of being inside with the pandemic. The ladies getting their nails and hair done and excited to be getting together with their friends. The men interacting as men always do kidding and jiving each other with lots of laughter. There were tears of joy at seeing each other again, old stories, and so many memories that were remembered.



Richard Lungi, “A Man and His Music”, sang for them, assisted by his wife doing the music. They sang along and made requests. They were dancing and mingling and to watch them was a magical experience of true love and respect for each other and lots of love. They are the BEST OF THE BEST! THEY ARE OUR PLAT 4/5 DIAMONDS!



There were past Presidents, Vice Presidents, Secretaries and Treasurers, and many board members, who took immense pride in being on the Plat 4/5 HOA Board. These are the people that kept us stable through the years, with their wisdom and foresight of what Plat 4/5 would need in the future.



**1942 AND BEFORE PARTY
JUNE 14, 2022**





Our current Plat 4/5 Board members and Ramblings committee members were there to serve them sandwiches, fruit, soda, water, coffee, tea, and cake. Whatever they wanted they received it with love.

It was a party that started at noon (yes, our Diamonds are always on time or sometimes early, but never late) and went to 3:00 pm. With a promise from our current President that this is the first of the events for our Diamonds! He has people working on the next event, and we will have some social interactions each month, starting in September.

This was an amazing party, hats off to all. So many more exciting times are ahead. Our next event will be 1943 and before.

We look forward to when we can become one of these fabulous Diamonds, for now we will count our "Blessings" that we get to call all of them our friends.

Thank you, Diamonds, for everything!!!!



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MY HAPPY PLACE....

by Alan Rossman

This past summer we took our grandchildren to Sanibel Island. We spent the days shelling, swimming, strolling the beaches, eating in our favorite restaurants and lots of bonding time. The days were clear, hot, and sunny.

But the nights.... lightning storms without rain! Electrifying!!!

Every night starting around 5P.M. the skies got dark and then Crack! Bang! and streaks of lightening...

My grandchildren loved it! They thought it was cool. I thought what a great place to be! All these natural surroundings. And No BIG businesses!

ZOOM & COMMUNITY CHANNEL ASSISTANCE NEEDED

Looking for people to assist with Plat 4/5 technology.

Must be familiar with Microsoft PowerPoint for presentations, zoom hosting for HOA & Rec Meetings. Knowledge of various programs and have great ideas and insight.

Check out the "COMMUNITY CHANNEL" tab on our website, www.delrayvillas45.com
 email your contact information to both of them.

Alan Shwartz Webmaster & Mike Montemurno President Plat 4/5
dvmikem@yahoo.com
Alan.delrayvillas45@yahoo.com

Hectic Day? Want to relax ?

Here are a few of my favorite, Take Out Food Places!!!

by Fran Rubenstein



The Boy's Farmers Market Located on Military Trail by the Post Office in Delray

We take out from here regularly, great homemade meals. They do all the work for you. Best meatballs and tomato sauce, sausage and peppers or chicken and peppers. Many homemade meals to choose from.

Tomberg's Located on Military Trail near Atlantic Ave. Bealls Outlet shopping center

This is the place to go for a great roast chicken dinner. Best chicken in town. You get to pick two sides. We love the coleslaw and the cucumber salad. They also have potato latkes, and potato salad, and excellent creamed spinach, there are too many items to list!

Famous Delicatessen Located on the corner of Atlantic Avenue and Jog

Great place for lunch salads, we love their chicken salad and their seafood salad. They have lots of other choices to choose from including roast chicken.... herring, nova, lox, etc.

Nanna's Noodles and Sushi Bar Located off Atlantic Ave near the Apple Flea Market

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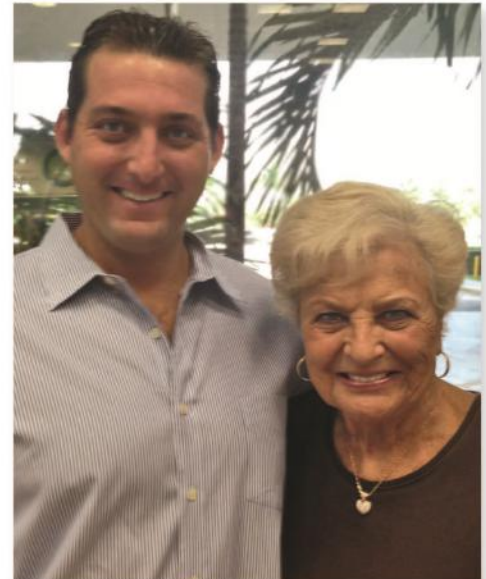
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By Maxine Geller

I reflect upon my Grandchildren’s first visit to our Florida home. Upon their arrival, the girls raced through the living room, touching everything in sight. Leah, a toddler at the time, found one of my oversized sunbonnets, placed it upon her head, put on sunglasses, and pranced about the living room like a Cheshire cat. She could hardly see where she was running. Danielle, a first grader at the time, made a beeline to my oversized vase and began pulling out the flowers as if she were weeding. I discovered the 4-foot-long stems were anchored to a Styrofoam base with small blades attached. Her mother was upset that Danielle was running around with “razor blades.” I stopped Danielle by moving the vase out of the living room. These flowers have been replaced by a safer arrangement. This trip also included visits to the pool and several trips to the great-grandparents whom they had not seen in ages.

More recently, the children visited us at Passover. Despite the orders “Not to touch anything in Grandma’s house”, Danielle walked into the dining room holding a piece of a statue, its detachable umbrella and the statue’s hand which held the umbrella. This was a simple fix with Gorilla Glue. Leah did not disappoint my adventure, leaving *The Mystery of the Missing Key* to my Grandfather Clock. It went unnoticed until I went to wind it. They had already gone home. Fortunately, she knew where she *HID IT*: in a flowerpot. Unfortunately, I have many flowerpots in my living room. Lucky for me, she was verbal and could narrow down the exact one.

I look forward to many more adventures with my grandchildren in the future when I will forge more memories.

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Think Back and Smile!

By, Nancy Grasso

When you read this, I hope it sparks happy memories that you'll tell a friend about and perhaps share more together.

It's the 1970's again, and we're listening to "I Shot the Sheriff" Eric Clapton, "You're having my baby" Paul Anka, "Then Came You" The Spinners... "The Cat's in the Cradle" Harry Chapin and "Rikki don't lose that number" Steely Dan ... Are you singing those songs in your head? I am...

If you're hungry... someone cooked in the kitchen ... there's Quiche, or Pasta Primavera. some Pineapple Chicken. Goulash or the popular Hamburger Helper!

TV ... before streaming, we checked the weekly TV guide for Good Times, The Brady Bunch, Kojak, The Rockford Files, Marcus Welby...

If it's Saturday night, did you look in the newspaper for movie times? American Graffiti, The Godfather, Patton, Rocky, The Sting, The French Connection...

Now, get ready for that date, wear your bell bottoms, frayed jeans, mini skirt or maxi dress. peasant blouses, tie dye, ponchos! Natural was the style for most of the 70's, brown leather, cream colored wedge sandals, cork bottoms...we crafted macrame...and jewelry was made from wood, stones, feathers, "love beads" and mood rings ...

Did you find "what to read" on the NYT best seller list? Then it was ... Tinker Tailor Soldier Spy by John le Carre, or James Michener's Centennial for me it was...The Other Side of Midnight by Sidney Sheldon or Jaws by Peter Benchley ...

Did you go toy shopping for little kids? Nerf, Lite-Brite, Spirograph, Rubik's Cube... Silly Putty? We didn't count steps on a FitBit ... it was Jogging, Aerobics or Jazzercise...

As I remember, I'm hoping this puts a smile on your face, and if we talk about it, together we'll remember more!

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September
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May their memory be for a blessing!

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REMEMBER!
OCTOBER IS THE BEGINNING OF OUR HOA BOARD OF DIRECTORS ELECTION!
PLEASE THINK ABOUT GETTING INVOLVED AND RUNNING FOR THE BOARD. THE SECRETARY WILL BE ACCEPTING WRITTEN REQUESTS TO SERVE STARTING OCTOBER 1ST AND LAST DAY TO FILE IS THE NOVEMBER MEETING!

Camille Montemurno is offering her Notary Public Services free to all residents of Plat 4/5. She is licensed and bonded.
561-239-6844



Please contact Judy LaCorte by the 18th of the month if you know of any DV Plat 4/5 residents that have suffered the loss of a loved one or are ill.
pattilazaroff@yahoo.com 561-498-8691



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