

**Mistakes are
random.
Please find!**

PLAT CHAT

formerly RAMBLINGS

FEBRUARY 2023

Delray Villas Plat 4/5

NUMBER 006

Board of Directors Meeting

**Date: Tues.,
February 14, 2023
Time: 7:30 PM "B" Building**

**BE AWARE
ALWAYS!!!**

**SCAM
ALERT**

Rec Board Meeting

**Date: Wed.
February 15, 2023
Time: 7:00 PM "B" Building**

**A community informational seminar regarding scams and safety issues
presented by
Palm Beach County and VAST!**

WOW!!!

**That was my reaction! To an outstanding presentation and so many ways
to prevent from being scammed, in areas we would never have thought of.
What a turnout; the amount of people in the room and also on zoom. Rick
Mancini what a great community informational presentation, bravo for
putting this together for us!!**

**Thank you to the people from other Plats that joined us and I hope that you
encourage your Plats to set up a presentation also. Rick will be glad to help
get you in touch with the key people of VAST that will assist you!**

Rick's number is 917-865-6563.

**We are trying to get some more brochures for those who want them! We will
notify you if we can!**

What is Property Fraud?

**Scammers file fake deeds, making it appear as if they own homes that are
not actually theirs. These scammers then trick people into giving them
money to rent or buy those homes. This means someone else could own
your own home while you are living in it and you don't know it!**

Register through Property Fraud or the phone number below!

**Property Fraud Alert is a free service to help you protect your property
from fraud by monitoring the documents being recorded in the Official
Records of the Clerk of the Circuit Court & Comptroller's office.**

PropertyFraudAlerts@mypalmbeachclerk.com

Protect yourself with Property Fraud Alert for Free.

Call Palm Beach County (561) 355-2991



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
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

RECREATION ASSOCIATION MEMBERS

Pool:	Tony Costa	508-801-3300
	Pat Lazaroff	561-498-8691
	Lynne Cohen	201-314-6537

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
Sam Fleishman	410-493-7842
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.

We are a phone call away to assist.

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 need help contact via text)

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

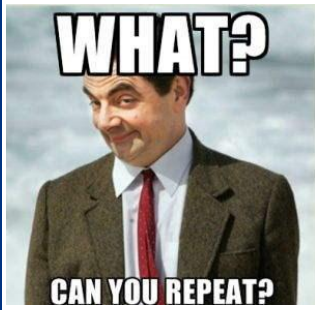
MINYAN

(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



Did you know!
Our HOA Plat 4/5 Monthly Meeting is now shown on
OUR NEW VIDEO CHANNEL 591

COMMUNTY CHANNEL NOW LOCATED ON
CHANNEL 590

All Breezeline service calls going forward must be made through the phone number below. 855-660-9868

Please do not unplug any wires even if instructed to do so. Tell them to have a technician come to your home. When you call in and they are instructing you in some cases to unplug the modem the fiber may break, and you will have no service till a technician can come out and in some cases it is 6-10 days.

If you are scheduled for an appointment longer than a 48 hour time period, please contact us so we can escalate and try to get them to come out sooner. But we need everyone to call into the number below for a record of the problem, and make sure you ask for an order (job) number.

PLEASE SEND US THE NAME, ADDRESS, PHONE NUMBER ON YOUR BREEZELINE ACCOUNT AND THE SCHEDULED ORDER # AND THE ISSUE YOU ARE HAVING. THANKS MIKE!



Call for all your service needs!

dvmikem@delrayvillas45.com

855-660-9868



February only 28 days!
But so much love, honor
and history!



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SATURDAY 7:30-2:00

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February is for Fabulous Florida Fruits!

by Nancy Grasso

There's 23 specialty fruits listed on the website: fdacs.gov (Florida Department of Agriculture and Consumer Services) that grow in Florida... these fruits, some are commonly known while others are in the "what IS that?!" category. Fun to learn about, try something new and enjoy the nutritional benefits!



Check out the general website, and insert search words "Fresh From Florida Tropical Fruit" as every fruit has specific benefits you want and conversely perhaps some you might need to avoid ..

The fruits in this article may or may not contain Vitamins A,B,C and Calcium, Potassium, Phosphorus, Iron, Niacin and some proteins.

They can be found nearby at local supermarkets , smaller markets & fruit stands. On the same website, fdacs.gov you can insert "fruit stands 33484" and a map comes up featuring nearby locations.

I've enjoyed many of these but there's still some on this list that I've never heard of!

Most are available all year , but some have specific seasons.

Oddly enough Oranges were not featured on this website list, it's for more "exotic" varieties.

See what names you recognize and what piques your curiosity!

Atermoya...Avocado...Specialty Banana...Canistel...Carambola... Dragón Fruit...Guava...Jackfruit...Kumquat...Key Limes & Tahitian Limes...Longan...Lychee...Mango...Monstera...Papaya...Passion Fruit...Pummelo...Sapodilla...3 types of Sapote (Black, Mamey & White) and Wax Jambu.

The Black Sapote fruit is known as the chocolate pudding fruit because it looks and tastes similar to chocolate pudding!

February is a great month to enjoy & learn about Florida's Fabulous Fun Fruits!

Nancy





DELRAY VILLAS RECREATION ASSOCIATION

ENTERTAINMENT SCHEDULE

**COME ON!!! JOIN IN WITH ALL OUR HOMEOWNERS FROM
PLAT 1, PLAT 2, PLAT 3, AND PLAT 4/5!**

**THE BEST WAY FOR ALL OF US TO MEET EACH OTHER AND
TALK, MINGLE, LAUGH AND GET TO KNOW EACH OTHER
AND HAVE A TON OF FUN! IS RIGHT HERE AT OUR OWN
RECREATION CENTER!**

**SO WHAT ARE WE UP TO!
WELL HERE IS OUR SCHEDULE AND WE CANT WAIT
TO MEET YOU!**

JANUARY 27th

SILVERBALLS

1:00 TO 4:00

\$15.00 PLUS TAX

FEBRUARY 11th

VALENTINE DAY PARTY

7:30 TO 10:30

\$10.00/PERSON

FEBRUARY 17th

GULFSTREAM 9:15 AM

\$20.00

RETURN \$15.00/\$5.00 LUNCH

MARCH 17th

ST. PATTY'S DAY

WINE TASTING

1:00 TO 4:00 \$35.00/

PERSON

INCLUDES 3

**COURSES, FRESH
BREADS, MEAT AND**

CHEESES, DESSERT

AND 6 GLASSES OF

WINE

MARCH 31ST

THE JERSEY BOYS

8:15AM TO

APPROXIMATELY

7:30PM COST

\$120.00 PP

INCLUDES

**ROUNDTRIP BUS
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SHOW, TAX AND

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ALAN AT 561-901-3002

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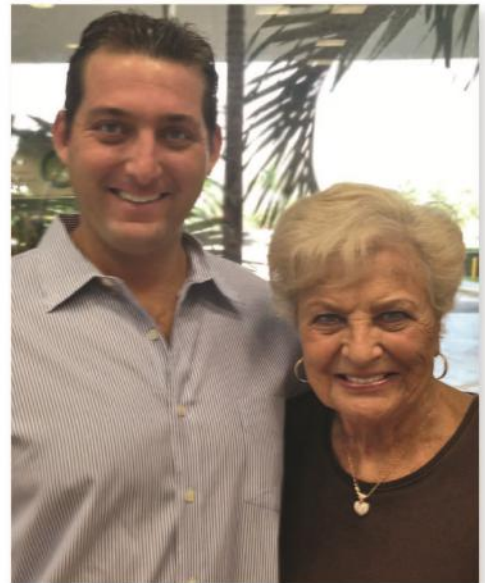
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for Delray Villas Plat 4/5

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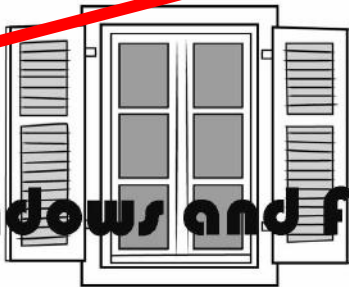
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Sign a new roof
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Kitchen and Baths



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No Job Too Small

References Available

Call Domenic 561 255-4723

Contract must be signed by February 10th

CGC 1509040
CCC 1327012


What are you doing for the next few months!!! By Lynne Cohen

Join us for shows in February, March and April

Kings Point - Delray Beach
561-499-3335 x 102

- 3/1- Generation of Soul**
- 3/3- Golden Gals Live**
- 3/5- Echo of Platters & Tribute to Drifters**
- 3/7- Delray Orchestra**
- 3/8- The Spinners**
- 3/10- Lisa McClowerty as Cher**
- 3/12- Music of Whitney Houston (The Anthems)**
- 3/15- Viva Pavarotti**
- 3/17- Michael Jackson Tribute**
- 3/19- Latin Divos**
- 3/22- Comedy Night - Joe Starr & Phil Tagg**
- 3/24- Disco Explosion**

Kravis Center - West Palm Beach
561-832-7469

- 2/13- Philadelphia Orchestra**
- 2/15- Tasha Cobbs Leonard**
- 2/17-2/19 Miami City Ballet**
- 3/1- Sarah McLachlan**
- 3/4- Drumline Live**
- 3/13- New World Symphony**
- 3/15- Bernadette Peters**
- 3/17-3/18 Jerry Seinfeld**
- 4/10- Taj Express- Bollywood Jukebox**
- 4/15- The Price is Right**
- 4/16- Joshua Bell**
- 4/21-4/23 Miami City Ballet- West Side Story**

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

- 2/4- Motowners**
- 2/5- Kate Voss & Hot Sauce**
- 2/7- Comedy Night**
- 2/10- Spirit of Harriet Tubman**
- 2/11- Good Vibes**

Arts Garage- Delray Beach (cont.)

- 2/17- Renegade- Tribute to Classic Rock**
- 2/18- Tribute to Jimi Hendrix**
- 2/19- Joyann Parker Band**
- 3/3- Frank Del Pizzo- Comedy**
- 3/4- Anthony Nunziata - Broadway Love Songs**
- 3/5- Tribute to James Brown**
- 3/12- Veronica Lewis- Roots & Blues**
- 3/17- Jimmy Vivino Band- Blues/Rock n Roll**
- 3/19- Bob Seger Tribute**
- 3/25- James Taylor tribute**
- 3/26- Nick Schnebelen - Blues and Rock**
- 3/31- Tribute to Steely Dan**
- 4/1- Latin Music- Salsabor Band**
- 4/2- Israeli Folk Music with Tal Cohen trio**

Seminole Hard Rock Hotel - Hollywood - 866-502-7529

- 2/7- Bruce Springsteen**
- 2/9- Kevin James**
- 2/11- Anita Baker**
- 2/13-2/14- Rod Stewart**
- 2/16- Gladys Knight**
- 2/17- Dancing with the Stars**
- 2/18- Jay Wheeler**
- 2/20- Roger Daltrey**
- 2/24- KC & the Sunshine Band**
- 2/25- The Judds**
- 3/8- Greta Van Fleet**
- 3/11- Train**
- 3/12- Def Leppard & Motley Crue**
- 3/16- Sabrina Carpenter**
- 3/18- Iliza Shlesinger**
- 3/25- Paul Anka**
- 4/14 & 4/16- Janet Jackson**
- 4/15- Katt Williams**
- 4/30- Steve Martin & Martin Short**



Message from your HOA President:

One month into 2023 and we have a lot going on. But first Happy New Year! But most importantly Happy Valentines Day, to our homeowners!

Through their hard work the board is happy to announce the launch our new website.

(copy and paste in your browser)

<https://www.delrayvillas45.com/>

You may now watch our HOA monthly meetings on Channel 591. We are very excited that we will soon be launching our very own "Plat 4/5 Show Case Video" with information that is important to the community. They will be taped and shown on Channel 591. We will send out an email when they are put on Channel 591.

Our new committees will be announced at our February 14th HOA Board Meeting. You will see many changes to committees. Fresh ideas begin with people in new positions. Change is good for our homeowners and our board members.

My theory is every board member should know various positions, and the community should have the opportunity to engage with different board members. This allows all of us to learn from each other.

Many people have told me that our board does not work on the weekends. It might be true for some board members, but you never, have to wait for the next day, or over a weekend if you have an issue. Please contact me at 954-658-7295 or email me at dvmikem@delrayvillas45.com. I have a list of DV 4/5 board members that are available and homeowners that have volunteered and they would be available to assist you if you need help.

Please remember to send me the job/work order # along with your name address, and phone number on your account for Breezeline appointments that are longer then 48 hours, and I will escalate for a quicker appointment.

Look forward to seeing you at our next monthly meeting, which is easy to remember it is VALENTINE's DAY!!!!

Mike



Have you registered your pet or are they due for their rabies vaccine?
Please send this form to:
dstevens@delrayvillas45.com



PET REGISTRATION FORM

DATE: _____

Please Print:

OWNER(S) NAME(S) _____

ADDRESS: _____

TELEPHONE: _____

EMAIL(S): _____

DOG: _____ **AGE:** _____ **WEIGHT:** _____ **RABIES EXP:** _____

NAME: _____ **BREED:** _____ **COLOR:** _____

OUR (MY) DOG IS: (CHECK ONE)

SERVICE DOG ____ **ESA** ____ **THERAPY** ____ **PET** ____ **PASSED** ____

SIGNATURE OF OWNER(S) _____

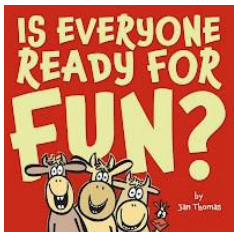
Registration is to be completed with a recent photograph of the animal and latest medical report, including Rabies Vaccination dates. If a Service Animal, a copy of the state issued certificate certifying the animal is a bona fide service animal, must be attached. A pet registration form must be completed for ALL owned animals.

By resolution, the Board of Directors is empowered to fine and enforce the removal of a pet that violates the rules and regulations of the HOA. The pet can be removed within ten (10) days from a written request from the Board.

MAIL, EMAIL TO: dstevens@delrayvillas45.com or deliver medical information to Dianne Stevens, Secretary, 6313 Dusenburg Road, Delray Beach, FL 33484 - HOA Mailbox on porch.

COME ON! MEET US THERE FOR LOTS OF LAUGHS!! *By Lynne Cohen*

CALL NOW BEFORE THE SHOWS ARE SOLD OUT! THEY SELLOUT QUICKLY!



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

**Delray Beach Playhouse - (cont.)
3/17- 3/19 3/24-3/26 3/31-4/2
Plaza Suite**

**3/22- Greenwich Village Music of
60's**

**3/27-3/30 - Musical Memories
Concert Showboat thru Hamilton**

**Boca Black Box- Boca Raton
561-483-9036**

**2/2- Shane Duncan Band - Rock n
Roll**

2/11- Max Weinbergs - Jukebox

2/23- Crossfire Creek - Country

3/17- Seamus Egan Project

**4/21- Never Stop Believin -
Journey Tribute Band**

6/10- Rocketman

2/14- Valentines Day Special

2/16- Brian Howie

2/17- Tinsley Ellis

**2/18- Three Hysterical Broads off
their Medication**

2/19- Uncle Louie Variety Show

2/19- Music of Peter, Paul & Mary

2/23- Led Zep Live: Classic Zeppelin

2/24- Zendatta:

Ultimate Police Tribute

2/24-2/25 Joe Matarese- comedy

**2/26- Séance with Jeffrey
Wands**

**2/26- Neil Diamond
Tribute**



Delray Marketplace- Delray Beach

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

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

3/1- Harvey Granat

3/3- 3/5 Edwards Twins

**3/11- Carie Karavas -
Eric Haft -**

Men Flaws & Menopause

BIRTHDAY AND ANNIVERSARY WISHES

(Please submit new form for celebration page. Previous lists are obsolete)

If you would like us to celebrate your special day, please let us know the dates of your birthday and anniversary. SEND EMAIL TO: PLATCHAT@DELRAYVILLAS45.COM

Your Name & Birthday:

Spouse Name & Birthday:

Anniversary Date:





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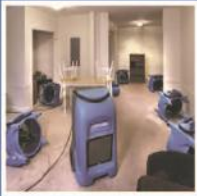
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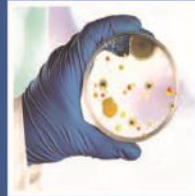
Moisture/Leak Detection



Roof Leaks



Mold Removal



Mold Testing



Toxic Black Mold Removal

MOLD DAMAGE?

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**WHAT ARE YOU DOING
FEBRUARY 11th????**

**Come to the Delray Villas Rec Center
Parking Lot and enjoy yourself!**

**Car show hosted for fundraiser
featuring Road Rascals Car Club most
members are our Veterans.**

**Organized by Russel Mayer for After 6
on Saturday, Feb. 11, 2023 from
10 am to 2 pm!**

**Come join us, rain or shine!
Music, Raffles, trophies & fun!**



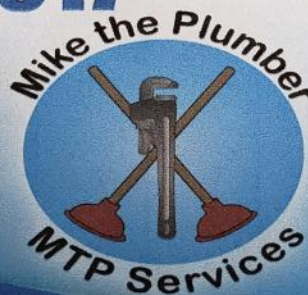
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Greenacres

4998 10th Ave. N., Greenacres, FL 33463

Riviera Beach

3002 Broadway Ave., Riviera Beach, FL 33404

Some services are not covered under all plans. Check your plan documents for details and service availability at each individual center. Due to space and time limitations, some services are not available at all centers. Limitations, copayments and restrictions may apply.



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8th
12th
22nd

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Gabriel Mora**

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PLEASE CALL I DO NOT CARE IF YOU NEED MULTIPLE ITEMS AT VARIOUS TIMES! HAPPY TO ASSIST YOU!



You are required to inform the HOA Board if you have lost a pet.

If you replace a pet, you must register your new pet, even if you still have info on file from your previous pet. Pet verification, vaccines and pictures of your pet do not carry over to a new pet.

If you were allowed an animal over 20 lbs. for whatever reason and that animal is no longer with you, and you choose to replace the animal you must follow the 20 lb., one animal per home rule, as per our HOA guidelines. There will be no exceptions.

If you already have a 2nd pet in your home, you cannot replace the pet you lost. We will strictly be enforcing this rule due to the health and safety of everyone in our community.



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