

MINUTES OF  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 4, 2018  
7:00 P.M.  
Clubhouse

Board of Directors:

Charlotte Dilks	President
Larry Fried	Vice-President
Doug Harris	Director
Todd Kennedy	Secretary
Lisa Wexler	Treasurer (absent)

Four (4) homeowners were present. Lauren Heller of Mahogany Services was also present.

Meeting was called to order at 7:02 P.M. by President Dilks. Quorum established proof of notice given.

Minutes from July 3, 2018 were read by Todd and approved by all.  
(There was no August meeting).

**Financials** – Doug Harris, as of June 30, 2018

<u>Big Dow</u>		<u>Little Dow</u>
Operating	\$ 58,658.04	56,952.65
Reserves	\$ 971.612 35	174,404.61

**Management Report**- Mahogany Services will be offering to associations their own portals which will allow residents to access their own ledgers, pay their accounts (by credit card if desired) and offer a mass email system among other things.

**Motion:** Charlotte Dilks To sign up for Mahogany's portal system at an annual cost of \$1,200.

2<sup>nd</sup> Todd Kennedy  
All in favor

**New Business –**

Budget 2018 – The board presented a preliminary budget with no maintenance increases for 2019. The budget will be mailed out to all residents with a (14) day notice for the meeting as per Florida statute. There will now be a line item for fence replacement.

**Old Business-**

Landscape- (21) Areca palms have been identified as diseased. Hanson Brothers will be forwarding a proposal for removal.

Fences- There are (4) approved fence colors which will be put on the website  
If an owner wants a “dropdown” fence they will have to bear the cost of that modification.

Hedges Heights- The board reminded all of the board meeting July 2, 2013

*Ficus hedges surrounding all air conditioner units located on the west side of the Garden Apartments are on average five feet (5') in height and that appears to be a functional and aesthetically pleasing height. The height along the screened-in patios also located on the west side of the Garden Apartments does vary from building to building. An average height of three and one-half feet (3 ½'), just above the horizontal mid beam, seems to be an aesthetically pleasing height. The hedges along the east side of the Garden Apartments between the sidewalk and the face of the buildings, specifically around the stairways, are for the most part a uniform thirty inches (30") in height and that appears to be aesthetically satisfactory. Hedges surrounding the FPL ground transformers as well as the garbage dumpster pads need to be five and one-half feet (5 ½') in height except where the actual dumpster height itself is equal to or greater. Hedge height east of the Garden Apartment parking lots are on average 5 ½' down to 4' and this should be maintained.*

**Big DOW Quads**

*Ficus hedges along the patio fencing throughout the Big Dow Quads average four feet (4') in height and although there are some divergencies, that is the height most widely observed and seems the most desirable. In the mid-section of these quads where there is no fencing and the FPL meters are mounted, a hedge height of 5 ½' is the average and seems satisfactory and desirable. This height prevents a view of the ground level A/C units and the meters. It complements the adjacent hedge line and surrounding foliage. In the mid-section where the building number plaques are mounted, a height of 5 ½' will allow maximum visibility of those plaques.*

*The hedges surrounding the FPL ground units, as well as those surrounding the dumpsters in the Big DOW quads should match the same height recommendations suggested for the Garden Apartment areas. Note: Some hedges will need to be trimmed down while others will be allowed to grow in order to match the measurements suggested here. Lateral trimming will continue throughout this adjustment period.*

Recycle bins- Mahogany will call to get two more bins for the 2926 parking lot.

Motion to adjourn 7:38 PM

Respectfully submitted – Lauren Heller, LCAM  
Mahogany Services