

MINUTES OF
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS BUDGET/BOARD MEETING
November 6, 2018

7:00 P.M.

Clubhouse

Board of Directors:

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

Steve Gladstone, CPA, Invited Guest

Lauren Heller from Mahogany Services and eight (8) homeowners were also present.

Budget Meeting was called to order at 7:00 P.M. by President Dilks. Quorum established proof of notice given.

The purpose of this meeting is to adopt a budget for 2019.

The budget was mailed to all residents (14) days prior as per Florida statute.

Charlotte Dilks opened the floor to Steve Gladstone, from the Association CPA firm that completes the year-end audit every year.

Questions were answered.

Motion: Charlotte Dilks

To approve the budget for 2019 with the monthly maintenance fees remaining the same as 2018.

2nd Larry Fried

All in Favor

2019

Big DOW Quads	\$313.96
2 bedroom	\$298.14
3 bedroom	\$394.93
Little Dow	\$316.51

Coupons will be mailed beginning of December

Steve Gladstone left meeting. Budget meeting was adjourned and the regular monthly meeting was called to order.

Minutes from the October 2, 2018 and October 14, 2018 meeting were read by Todd and approved by all.

2946 SW 22ND CIR # 6A- A major flood was discovered in this unit. The owner is deceased and the Association has been trying to contact the mortgage lender. The Association had a fiduciary duty to get the water out of the unit and replace the sheetrock to prevent mold. \$6800 has been spent so far without the sheetrock being done, however the Association's insurance company is covering the cost of the sheetrock. The deductible will be 20% of the total bill. Two bids have been received for the sheetrock \$6400 and \$8700. The Association attorney has been engaged to contact the lender.

Insurance- The board is pleased to announce that as of January 1, 2019 we are no longer with Citizens Insurance and will switch to Lloyds of London. Besides having a lower premium, all our policies can now be paid concurrently. The board thanks Rob Gusic for his expertise and time in this matter.

Fences- The fence replacement project is under way. Twenty (20) fences are scheduled to be replaced. As previously voted on, this will be paid out of deferred maintenance. Next year's budget does include a line item for fences. This years cost, including the new pool fence, is \$42,560.00

Arecas- As previously voted on by the Board the removal of 27 areca palms and one silver palm will begin shortly. The cost is \$7,800.00

Both projects will be coordinated as they affect each other's work.

Resident Concerns- A resident brought up the trimming of the hedges and how they are not uniform. Another resident brought to the board's attention the lack of trimming of the hedges in Little Dow. Both areas will be looked at by the board.

A resident spoke about the influx of ants around his building. Mahogany will call All Florida Pest Control to spray around Buildings 2898 and 2890.

Meeting adjourned at 7:45 P.M.

Respectfully submitted – Lauren Heller, LCMA, Mahogany Services