

MINUTES OF
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS MEETING
January 17, 2018
6:00 P.M.
Clubhouse

Board of Directors:

Charlotte Dilks	President
Larry Fried	Vice-President
Robb Gusic	Director (speakerphone)
Todd Kennedy	Secretary
Lisa Wexler	Treasurer

Lauren Heller from Mahogany Services and seven (7) homeowners were also present.

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

Invited Guests:	First Green Bank	Linda Parsons
	Priority Financial	Taylor Binder

There was no financial report or approval of minutes.

The board invited representative of First Green Bank and Priority Financial to give a presentation of how they would manage the Association's Reserve accounts.

They both work together to ensure all money is FDIC insured.

All deposits are guaranteed for safety and they believe that it best left in money market and CD's.

The board thanked them and they left the meeting.

Maintenance Contract:

Larry Fried and Todd Kennedy were asked to leave the room.

After consulting with the board's attorney with reference to the new Florida statutes, discussion ensued with contracts with Directors which affects Todd Kennedy and Larry Fried. The members have always been aware that Todd is employed by Mahogany Services as the maintenance supervisor and Larry has done work for the Association. The board agreed and the residents at the meeting all agreed that they do extemporary work.

Motion: Charlotte Dilks

To continue with the relationship with Mahogany Services and Todd Kennedy and to continue using Larry Fried when needed.

2nd Lisa Wexler

All in favor Motion passes

Both returned to the meeting

Annual Sidewalk Pressure Washing: The board reviewed bids

O'Brien Sutter	\$8,200.00
Intercoastal	\$8,700.00

Doug Kratz and Larry Fried have done the job previously for the community for \$4,000.00. As Larry is a board member he recused himself from this discussion and left the room.

Discussion ensued.

Motion Charlotte Dilks – to employ Larry Fried and Doug Kratz to power wash at a total cost of \$4,000.

2nd Todd Kennedy

All in favor

Sod: The board was presented with a proposal from Signature Bros. for 31 pallets of sod to be installed for \$14,400.00

Discussion ensued.

Mahogany Services will get another proposal for this to be presented at the next meeting

Larry Fried returned to the meeting.

Clubhouse Abuse – A resident and his guests are using the clubhouse on a frequent and unscheduled late-night basis and leaving it in shambles. They also tamper with the air conditioning controls in such a way that could easily damage the system. Solutions will be explored including an upgrade of our security camera system. Mahogany will have their camera vendor contact Todd.

Meeting adjourned 6:47 pm

Opened to Good and Welfare.

Respectfully submitted, Lauren Heller, LCAM