

**MINUTES OF  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 2, 2019  
7:00 P.M.  
Clubhouse**

Board of Directors:

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

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

Seventeen (17) homeowners were present. Lauren Heller of Mahogany Services was present.

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John Luxen announced he would be recording the meeting.

Minutes from the August 6, 2019 meeting were read by Todd and accepted by all.

Charlotte corrected a mistake from the August meeting in that she had not received all the information with reference to Lisa Wexler and her payment status and has accepted her resignation from the board.

**Motion: Charlotte Dilks**

To keep all Directors in their current positions and appoint Doug Harris, a director, to fill the position of treasurer through the remainder of this current term.

2<sup>nd</sup> Todd Kennedy.

All in favor.

Doug Harris gave the financial report.

**OLD BUSINESS**

Little Dow- the pressure washing was completed on roof-tiled buildings, 2940, 2938 and 2936. However the new gutter guard installation was postponed due to the hurricane threat.

Areca Palms- An overgrown patio-side Areca was separating sections of the fencing and had to be removed. The owner paid for the removal of the palm and a new fence was installed.

Iguana Control- The application of moth balls seems to have brought about a significant reduction in the number of iguanas lounging on the pool deck. Todd will continue this treatment.

Hurricane Irma update: The deposition is set for October 10 at 1:00 pm. Charlotte Dilks and Todd Kennedy will be attending.

Record Requests: The Board has agreed to pay \$20.00 per hour for monitoring services during record request fulfillment.

**NEW BUSINESS**

Mansards: The Board received a proposal from Alliance Roofing to clean soiled mansards. The cleaning is a temporary fix involving a diluted chlorine product and a light pressure-wash. Discussion ensued.

**Motion: Larry Fried**

To accept the Alliance proposal at a cost of \$4,650.00

2<sup>nd</sup> Doug Harris.

All in favor.

Sod Replacement: Larry Fried recused himself from this discussion. A resident has notified City Code Enforcement of sod discrepancies.

**Motion: Charlotte Dilks**

To accept the proposal from Signature Landscaping for sod replacement for the amount of \$15,362.50.

2<sup>nd</sup> Todd Kennedy.

All in favor. Larry Fried abstained.

Air Conditioning, Roof Units - The City of Delray Beach permit department has informed us that all new AC roof units must now be mounted on a stand. The installer must include information about the stand, strapping and equipment when submitting the permit application.

Gym Floor: The Board is conducting research on new flooring that will not shift and create a tripping hazard.

Pool: The County Board of Health during their last inspection noted a broken piece of ceramic tile was cracked and required repair. The pool service applied a temporary patch that afternoon. Permanent repair was scheduled.

Budget: The Board has reviewed the proposed 2020 budget and agreed for it to be mailed to unit owners according to statute. The annual budget meeting has been scheduled for Tuesday, November 5<sup>th</sup>, 7:00 P.M. at the Clubhouse.

Meeting adjourned at 7:42 PM

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services