

**MINUTES OF  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 3, 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.

Twenty four (24) homeowners were present. Lauren Heller of Mahogany Services was present.

Minutes from the October 2, 2019 and the November 5 annual budget meeting were read by Todd and accepted by all.

Doug gave the financial report.

## Business:

Charlotte told of an issue in a Big DOW quad unit. Moisture penetration from the outside thru to the interior sheetrock. Vendors were called but were unable to identify the source of the leak. However, the outside surface, porous and forty years old, did show signs of moisture adherence and potential penetration due to rain, irrigation overspray and humidity. Interior repairs were made, the outside wall pressure-washed and sealed. This is a potentially serious problem affecting multiple units. Todd was asked to survey and identified nine (9) units with obvious indicators of external moisture. The board received two written estimates and one verbal estimate to power wash and seal those buildings.

- Intercoastal \$475.00 per building \$4275.00 total
- Odi Repair \$350.00 per building \$3150.00 total
- Fiddler Written proposal not made available at this date but was quoted to be higher than that of Intercostal. A paper copy will follow.

## **Motion: Larry Fried**

To enter into contract with Odi Repair and Maintenance for \$3150.00 to power wash and seal nine (9) buildings

2<sup>nd</sup> Charlotte Dilks

All in favor Motion passes

**Electrical - Todd**

Todd informed the board of a serious electrical issue. Electrical distribution boxes are mounted outside of each quad. In the Gardens they can be found in a dedicated room at the north end of each building. One Big Dow quad unit was experiencing frequent “brown-outs” and the rare but occasional total loss of power. Todd’s contact at FPL found no problem on their end. Todd was reminded that FPL owns the conduit, wiring and meter but not the distribution box. Todd called his contact at Brite Electric who quickly identified the problem; a weakened spring mechanism at the hot wire feed. This caused excessive heat and connectivity tension failure, thus causing the intermittent brownouts experienced by the tenant. Todd provided photos to the board. Brite Electric made repairs. It is of concern that, over time, this will not be an isolated incident. Todd will get a cost estimation for distribution box inspections of the remaining thirty-five quads.

**Pool lights-** There is an underground electrical problem for the pool lighting. Bids will be solicited.

**Gym Floor-** It’s happening. The gym will be closed briefly.

**Mansards-** Accessible mansards have been cleaned with diluted chlorine and adjusted water pressure in order to sustain the integrity of the asphalt shingles. The board is getting bids for mansard replacement material and, looking forward, the garden apartment roofs.

**Sod replacement –** Affected areas have been treated for weeds and invasive crabgrass. Sod replacement, forthcoming, is weather dependent.

**Pool furniture-** Repaired furniture arrives Monday. Todd will receive. At present there are three working umbrellas. Todd will order more.

**Property Insurance-** The 2020 proposal has been sent to the Board. Larry and Todd will be meeting with our insurance representative to discuss. More information will follow at the January meeting. The Board agree to increase the excess liability coverage from ten to 25 million which will have little impact on our overall premium.

**Citizens Lawsuit-** Charlotte and Todd provided depositions on November 17<sup>th</sup>. The matter, as always, remains with the attorneys.

Meeting adjourned at 7:43 PM

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services