

**MINUTES OF THE  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**January 3, 2022**

**6:00 P.M.**

Zoom Meeting

Board of Directors:

President	Charlotte Dilks
Treasurer	Lisa Wexler
Secretary	Todd Kennedy
Director	Brian Fried
Vice President	Douglas Harris (absent)

Happy New Year. Meeting was called to order at 6:00 P.M. by President Dilks. Quorum established and proof of notice given. Twenty-five registered members attended via Zoom. Lauren Heller, representing Mahogany Services, attended, and managed via Zoom.

Secretary Kennedy read the Minutes from September 13, 2021, and the budget meeting of December 6, 2021, both which were voted upon and accepted by all.

Lauren Heller gave a detailed financial report as of August 31, 2021. Financials can also be found on the Association website ([delrayoakswest.com](http://delrayoakswest.com)).

**Business**

Fences: There is \$20,000 in the budget for fences this year. Each fence cost \$2900 so there will be seven fences replaced this year. The procedure remains the same, starting with those in the worst condition determined by rot and decay, not appearance alone.

Hedges: Whitefly has decimated ficus hedges throughout the community. Although treated regularly, whitefly have developed immunity. The Board is considering calusa and abicola as replacements.

**MOTION:** A motion was made by President Dilks and 2<sup>nd</sup> by Director Fried that the Association proceed in removing and replacing the dead ficus with expenses not to exceed \$10,000. Motion passes 4-0.

The Board will meet with Santos Landscaping with this proposal.

The Board is still evaluating the structural engineering report. It will be posted on the website soon and more immediately made available to interested owner parties upon request/appointment. Structural deficiencies, such as they are, are minimal at best.

**Painting:** The Board is awaiting a start date from its contractor.

**Insurance:** The final invoice came in at \$380,000. The shortage will be taken out of the contingency fund.

**New Pool Pump:** Installed today and the pool looks terrific.

**North Fountain Lights:** Out and work order called in for repair.

**Sidewalk Pressure Cleaning:** The annual sidewalk cleaning which began in November came to an abrupt halt due to a broken part, a bar, which is primarily internal to the scrubber itself. Supply-chain issues are impacting the replacement order's arrival. We are on stand-by.

**Mansard Shingles:** All proposals for full replacement have been extremely high in price. Individual shingles are being replaced as quickly as possible.

**Entrance and Exit, south egress:** Please remember to drive on the right side of the exits and entrances. The Board is exploring additional LED lights to make it safer.

Meeting adjourned at 6:31 PM and opened to Good and Welfare.

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services.