

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

March 7, 2022

Zoom Meeting

Board of Directors:

President **Charlotte Dilks**

Vice-President **Douglas Harris**

Treasurer **Lisa Wexler**

Secretary **Todd Kennedy**

Director **Brian Fried**

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

Secretary Kennedy read the Minutes from January 3rd, 2022. Motion was made and accepted by all with one correction.

Financials report was tabled until the next meeting.

Business

Re-Roofing: In 2020 the Association received estimates on roofing material replacements for the mansards and the garden apartments, with an eye toward a more permanent lasting material. Recently we received updated estimates and prices have risen considerably.

2020	2022
○ GFA asphalt shingles (gardens) \$59,631	\$86,452 per building
○ Mansard asphalt shingles (quads) \$17,335	\$28,763 per building
○ 12 gage panels (gardens) \$79,335	\$99,874 per building
○ Boor Stone (quads) \$33,500	\$44,786 per building

The Board is anxious for this project to commence; the garden roofs, last replaced in 2005, are the most in need of replacement. Should the Board decide on the more expensive, long-lasting material, a vote in the affirmative by 75% of the membership would be necessary as this is a major architectural modification estimated to take twelve years

Lights: Secretary Kennedy displayed the new, brighter, and longer-lasting LED lights being installed throughout the community. Fixtures are being upgraded as well.

Fences: The Board approved \$2000 for staining the pool fence. Patio fence replacement is underway as well. We are budgeted for seven fences this year. Four have been completed at a cost of \$12,380.

Landscaping: Santos will soon begin planting replacement hedges around buildings 2, 3, 4, and 5 (2954 thru 2948). Regarding the garden apartments, the Board discussed whether ground floor owners should be asked as to whether they'd like their back patio hedges left alone, replaced, or removed altogether in order to facilitate a more open westerly view. A quick weekend survey had been taken prior but not every owner could be reached.

Motion: Made by President Dilks, to allow 1st floor garden apartment owners to make their own decisions as that landscaping does not have to be uniform.

2nd: Vice-President Harris. All in favor. Motion passes 5-0.

\$10,000 has been allocated for these improvements during the 2022 budget year.

Community-wide painting: In 2021 the Board and Coastal Painting, our previous vendor, signed a contract for the amount of \$84,895 scheduled to take effect in 2022 with the exception of the garden apartment doors which were painted in 2021, for which \$4,800 was paid. Soon after, Coastal was bought up by another company that did not wish to honor the contract. The Board immediately sought three new bids.

Hartzell \$173,280

RCI \$124,585

SmartCoat \$110,250

Motion: By President Dilks, to accept the proposal from SmartCoat with instructions to begin ASAP. A deficit of \$30,155 will be made up from the Reserves.

2nd: Secretary Kennedy. All in favor. Motion passes 5-0.

Structural Engineer's Report: The issues found, including minor cracks on patios and stairwells, will be addressed during the painting preparation process.

South Exit: New lighting is ready to be installed. New directional signage, to match or conform with our current street-side building address signage, will be ordered if available. Secretary Kennedy reminded the Board that he has observed vehicles entering the community (presumably delivery contractors) via the exit lane during daylight hours and often at high speed.

President Dilks presented the President's Report to the community. This will be presented as an addendum to these Minutes and posted on the website and on file at the clubhouse.

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

PRESIDENT'S REPORT TO THE DELRAY OAKS WEST MEMBERSHIP

Your Board of Directors would like to clear up some lingering misinformation set forth by certain members of our Association. In response to these false assertions:

1. The 2022 budget was not over the 115% cap required by Florida law.

The owners making this complaint did not understand how the 115% cap was calculated.

2. These owners requested that the Board "be more creative" and use interest accrued from the reserves in order to reduce the budget.

This demonstrates a keen misunderstanding of the law. Reserve interest can only be applied to Reserves.

I asked Vice-President Harris to read the response sent to these owners. Because these owners do not believe the Board or the Management Company, we had to consult our attorney and CPA, at additional cost to you.

This group questioned the Board's honesty and have requested the timing of the property insurance invoice and Little DOW billing. The Board has provided official documentation. We hope all members of this group have reviewed this documentation.

They are still not satisfied.

3. The Election.

Once again these few are accusing the Board and Management of dishonest behavior, running a fraudulent election. Two years ago they requested a State Representative to oversee that year's election and vote count. When they lost that election they accused him of not doing his job. This cost the Association \$800. This year, the same small group's leader accused the Board of fraud because once again they lost.

Next there was the request to examine the ballots and envelopes. The Board hired a monitor, and Director Fried, at no cost to the Association, participated as well. After two hours the examiners got tired and quit. Another session was requested, yet to be scheduled.

If you look at the vote totals they would have had to uncover eleven fraudulent ballots to unseat one Board member.

I find this a waste of time and cost to the Association, YOU, to date over \$3,600. That's almost the cost of ten additional refurbished pool chaise lounges.

I am asking the community to continue to support the Board and our management company. Please ask these few owners to stop wasting the time and the money of our Association.

Charlotte Dilks, President, Delray Oaks West March 7th, 2022