

**MINUTES OF THE
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS MEETING
June 5, 2023
6:00 P.M.
Zoom Meeting**

Board of Directors Present-
President: Charlotte Dilks
Vice President: Brian Fried
Director: Dee Hession
Secretary: Todd Kennedy
Treasurer: Lori Paycher

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

Todd Kennedy read the Minutes from May 1, 2023, and they were accepted by all.

Financials Report: Lauren Heller gave the financials report. Members are reminded that the monthly financials are also posted on the website, delrayoakswest.com.

New Business:

Backflow Valves: All completed work has been certified by the City Inspector. A proposal was received to landscape around the eight visible pipes. Charlotte made a motion which was 2nd by Todd to move ahead with the planting at a total cost of \$1,200.00. All in favor, Motion passed.

Todd reminded all that the Association, the Board, Mahogany Services, our attorney, any authority within our scope, had no say whatsoever as to the location or appearance of these valves. They were required to be closely paired with the existing underground meters. This requirement was set forth by the City of Delray Beach.

The initial cost for the project was \$64,192.00. The final cost was \$75,644.00, largely due to extensive root and shrubbery removal.

Paving and Landscaping: Lori is researching these projects and proposals and expects to have more information at the next meeting.

Gutters: Little DOW buildings need rain gutter and downspout cleaning. The Board is considering the installation of "gutter guards" on the seven buildings lacking same. Each building has 250 linear feet of gutters. One estimate was received for \$13,650.00 for all seven. Tabled until more estimates are received.

Old Business

Mailboxes: The contract has been signed for a new mailbox station. Todd is meeting with the vendor as this project moves forward. We await an estimate for the removal of the existing shelter which is incompatible with the new stations. When the time comes Todd will again coordinate the disbursement of the new keys.

Sabal Pines Hedge: Charlotte met with the new Sabal Pines maintenance person on May 10th who was unable to provide useful information. Then she met with their new association president who indicated that he did not want their landscapers to perform the traditional hedge trimming on their side of the property line. For our lawn service to assume this work would result in additional cost to the community. Our legal position with respect to the joint property line is being explored.

Gym: The Recumbent bicycle has been replaced.

Tennis/Pickleball Courts- Three proposals have been received for a total rebuild.

The three are:

PTCS	\$115,858.70
Armour	\$75-\$80,000
Sports Surfaces	\$109,900

Tree Trimming: The annual pre-hurricane tree trimming is scheduled to begin this week. The arborist will cut what is needed. A reminder that any existing tree or palm growth on the inside of patio fences are the sole responsibility of the homeowner who is responsible for maintaining it. If a new fence is scheduled to be installed on a property that has overgrown trees or palms within, making fence replacement impossible, the work will be postponed until the owner takes appropriate measures.

Mansards: All roof flanges have been completed. The contractor will be on site Thursday for a final walk-thru.

Meeting adjourned 6:46 PM

The meeting was then opened to Good and Welfare.

Respectfully Submitted,

Lauren Heller, LCAM