

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

July 10, 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

Guest: Howard Elias, President, Mahogany Services.

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

Todd Kennedy read the Minutes from June 5, 2023, and accepted by all.

Financials report: Lori Paycher gave the financial report, now available on the website.
delrayoakswest.com

New Business:

Howard Elias reported and answered questions about the increase in our property insurance premiums and how it relates to all increases throughout Florida. As there is now a deficit, the board discussed ways to raise additional revenue for 2024. One way is to increase the monthly maintenance. Another is to do a special assessment. Budget preparations will begin in August.

There have been some reported neighbor-to-neighbor disputes. The board can only help by sending violation letters to the owners of record. However ultimately it is not a board right to step in and if necessary an owner may call the police and get a restraining order if necessary.

Updated Wind Mitigation reports will be available by the end of the week. Please contact Mahogany Services if you wish to have one while contacting your insurance agent.

A reminder to Board Members: if you would like to add anything to the agenda, it must be emailed to Mahogany no later than 48 prior to the next meeting.

Old Business

Mailboxes: The shed shelter closest to 2945 will need to be removed prior to the installation of the new mailboxes at a cost of \$700.00. Todd is working with the vendor and will coordinate the distribution of new keys.

Charlotte reported on the following:

Sabal Pine Hedge: They have trimmed it and agreed to continue its upkeep.

Annual Tree trimming: has been completed at a total cost of \$68,329.00. There was \$3,360.00 Added to the original contract as there were areca palms needed to be removed, stumps ground.

Fences: There are three more to be done this year in Big Dow and one more in Little Dow.

Landscaper: The landscaper is securing all required workman's comp documentation.

Old Business Continued: Tennis Courts: (Director Hession is recused from this discussion and vote)

The Board announced that a lawsuit has been filed by a resident. It is in excess of \$50,000. The Board discussed closing down the east court where the alleged accident occurred until the board decides if the court will be repaired or replaced.

Charlotte made a motion that the nets be removed from the east pickleball/tennis court and the west court remain open. The motion was 2nd by Lori and all in favor. Motion passes 4-0

Long-term Project: Lori received one proposal for the replacement of all the ficus: \$180,000.00
Tabled until more proposals are received.

Parking Lot: The cost to redo each parking lot in the Gardens is \$_____ per lot
They need to be milled, prepped, and restriped. The lots can be done at one time. The car stops (curb blocks) be removed and repainted. Tabled until more information is received.

Meeting adjourned 7:12 PM

The meeting was then opened to Good and Welfare.

Respectfully Submitted,

Lauren Heller, LCAM