

**MINUTES OF THE
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS MEETING
January 8th, 2024
6:00 P.M.
Zoom Meeting**

Board of Directors Present:

President	Charlotte Dilks
Vice-President	Brian Fried
Treasurer	Lori Paycher
Secretary	Todd Kennedy
Director	Dee Hanson

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

Todd read the December 4th Minutes, approved by all.

Financial Report: Tabled

New Business:

President Dilks asked each board member to go through the budget line items and give their suggestions for items such as landscape extras, building repairs, gym equipment, etc. The Board has scheduled a weekend walk-through specifically to consider landscape issues.

Old Business:

Fences: \$25,000 has been allocated in Big DOW's budget for fence replacement. \$11,200 has been allocated for Little DOW for same. Members are reminded that replacement is based on immediate structural need, and that all trees, palms, plants, overgrowth of any sort within the boundaries of their fencing are the sole responsibility of the member/owner and, if necessary, must be removed at owners' expense before fence removal and replacement can commence.

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Old Business Continued:

The annual sidewalk pressure cleaning is nearly complete. The tennis court pressure cleaning will commence immediately upon sidewalk completion.

Parking Lots: The Paving Lady, Inc., and the arborist met with President Dilks at the 2900 (22) and 2922 (18) buildings. At 2900 a black olive tree must first be removed before paving can begin. \$31,550 for the repaving and \$2,850 for black oak removal.

The board will look at other parking lot areas that may need attention.

Striping and curb-stop painting: Two estimates were received.

Motion: President Dilks, to sign the proposal from All Star Painting pending a final walkthrough with the Board.

2nd: VP Fried. All in favor Motion passes.

Property Insurance: Phase One payment prior to due date 12/31/2023, representing an increase of 24%.

Meeting adjourned 6:28 P.M. and opened to Good and Welfare.

Respectfully Submitted,

Lauren Heller, LCAM