

**MINUTES OF THE  
DELRAY OAKS WEST  
BOARD OF DIRECTORS MEETING  
June 3, 2024 6:00 P.M.  
Zoom Meeting**

Directors Present:

President: Brian Fried  
Vice-President: Doug Harris  
Treasurer: Lori Paycher  
Secretary: Todd Kennedy  
Director: Charlotte Dilks

Guest: Robb Gusic, Gusic-Thompson Insurance Agency

Meeting was called to order at 6:00 P.M. by President Fried. Quorum established, proof of notice given. Twenty-four (24) members attended via Zoom. Lauren Heller, representing Mahogany Services, attended and managed Zoom.

The Board unanimously approved the minutes from May 6<sup>th</sup>, 2024.

Financial Report: Lauren gave the financial report, available on the website.

**New Business:**

Brian reported that there was an insurance shortfall for the 2024 insurance payments, which will have to be financed this year. Robb Gusic, our insurance agent, stated that to date all policies were on a staggered schedule. He has placed all coverages on the same schedule. Delray Oaks West has all the required insurance coverage.

Unit 49 suffered mass bee infestation. Bee removal service was alerted, and the bees were removed.

The Association has once again been approved for a line of credit of which 85% of the Reserves can be borrowed against in the case of a hurricane or calamity.

Rooftop air conditioners: Owners are being notified that they are responsible for their ACs, and any water damage resulting from lack of maintenance, including water damage to adjacent units.

**Old Business:**

New pool furniture has been delivered. Outdoor lighting repairs community-wide is in the final stage. Dale is working with the electrician on the pool deck area.

Old Business continued-

Sidewalk repair has been completed. Paving repairs and tree/root removal will begin shortly, followed by restriping and curb block painting.

Hurricane Trimming starts on Tuesday.

The next informal Town Hall meeting will be held in the clubhouse on June 22<sup>nd</sup> at 3:00 P.M.

Meeting adjourned at 6:25 P.M. and opened to good and welfare.

Respectfully submitted,  
Lauren Heller, LCM