

**MINUTES OF THE
DELRAY OAKS WEST
BOARD OF DIRECTORS MEETING
July 1st, 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

Meeting was called to order at 6:00 P.M. by President Fried. Quorum established; proof of notice given. Twenty-eight (28) members attended via Zoom. Lauren Heller, representing Mahogany Services, attended and managed via Zoom.

The Board unanimously approved the minutes from June 3, 2024.

Financial Report: The financial report was tabled, and is available on the website.

Business:

Building Caps: Four Building caps require attention. It is recommended to get the mansards pressure cleaned and sealed. The last time they were pressure cleaned they were not sealed. The Board reviewed a proposal for \$5,000 for new caps for each building, \$4,000 soft scrub and \$4,000 to seal. \$28,000 will be withdrawn from reserves. Any loose shingles will also be taken care of at this time.

Charlotte made a motion, which was 2nd by Doug to move ahead with the cleaning and hold off on the caps. All agree Motion passes

The Board received the 2024 insurance deductible. The insurance agent suggested the association takes a new policy that will help cover the deductible. The Board agreed to get more info. Tabled

Front Sidewalk: Brian spoke to the City and they will be responsible for all irrigation repairs and sod replacement.

Paving Lady: There are several sidewalk areas that require attention. The Board will identify those areas.

Lori brought a few items to the Board's attention:

Tree Trimming is not complete
Need proposals for pool resurfacing
Catwalks: need to be cleaned

AC Roof: Those residents with rooftop air conditioning units have received emails and certified letters stating that those needing AC repair, causing subsurface water intrusion of any sort must comply. The Association will no longer cover the cost of water damage due to AC neglect. Homeowners are responsible for damage to any adjacent unit caused by their rusted, leaking AC. There will be a special town hall meeting for those with questions July 8th , 6:00PM, at the clubhouse.

Meeting adjourned at 7:03 P.M. and opened to good and welfare.

Respectfully submitted,
Lauren Heller, LCM