

**MINUTES OF THE  
DELRAY OAKS WEST  
BOARD OF DIRECTORS MEETING  
August 5<sup>th</sup>, 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

Invited 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 (20) members attended via Zoom. Lauren Heller, representing Mahogany Services, attended and managed Zoom.

The Board unanimously approved the minutes from July 1, 2024.

Robb Gusic, the Association's insurance agent and unit owner, spoke about a deductible buyback. It is not mandatory. Its value to the community did not merit the cost. Charlotte made a motion which was seconded by Brian to not move ahead with this insurance option. All in favor Motion passes 5-0.

Financial Report: Lori gave the financial report, as of June 30<sup>th</sup>, available on the website. The Board is concerned with the number of homeowners not paying their maintenance and assessment fees on time. The Board reiterated that owners in arrears of \$1,000 or more are sent to attorney action and collections.

**New Business:**

The backflow valve deficiencies that the City inspector identified are being addressed.

The Pool landscaping will be completed shortly. The hedge boarding the clubhouse parking lot will be removed and replaced with 27 new plants at a cost of \$950.00. The Association will install the necessary "drip line" irrigation to assure adequate moisture. The Board unanimously agreed.

Roof Cap Painting: The Board received a proposal for \$4,875.00 to paint five (5) roof caps. The Board awaits additional proposals.

Mansards: The soft wash cleaning and sealing will be done soon, with before and after pictures taken.

Our contractor, The Paving Lady, reported that they are still awaiting permits for the 2900 parking lot project.

Lori brought to the Board's attention that the hedges are not being trimmed in a timely/monthly basis. Additionally, Charlotte will meet with Lori at the 2900 catwalk for inspection.

Meeting adjourned at 6:42 P.M. and opened to good and welfare.

Respectfully submitted,  
Lauren Heller, LCM