

**MINUTES OF THE
DELRAY OAKS WEST
BOARD OF DIRECTORS MEETING
January 6, 2025
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-six (26) members attended via Zoom. Lauren Heller, representing Mahogany Services, attended and managed via Zoom.

The minutes of December 2, 2024 were unanimously accepted with minor changes.

Business:

2933 Building 30 - Over the weekend the board was notified of a leak. Plumbing Experts were called as they had Saturday hours. The determination was a slab leak at a repair cost of \$26,500. The board asked Mahogany to contact Gator Plumbing as they had previously fixed a similar leak by affordable means.

The reserve accounts have been moved to Wells Fargo Bank. These will be used for insurance payments.

2933. Building 30. There is still an outstanding roof issue. Brian will contact attorney Randal Rogers to determine next steps.

Alliance Roofing has begun coating all the roofs. After completion a new mitigation report will be available for all residents. Mahogany will send the moisture report to building 30.

Building 7-there is a hole and possible uncovered water meter. Dale will follow up.

Mahogany will send the residents an email on what they are contractually obligated to do for the community.

January 25--Town Hall Meeting

February 3--Annual Members Meeting

Meeting adjourned at 6:37 P.M. and opened to good and welfare.

Respectfully submitted,
Lauren Heller, LCM