

BOARD OF DIRECTORS MEETING
January 5, 2026
6:00 P.M.
Taped Zoom Meeting

Director's Present:

President: Brian Fried
Vice-President: Doug Harris
Treasurer: Jo Ann Lauterbach
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. Nineteen (19) members attended via Zoom. Lauren Heller, representing Mahogany Services, attended and managed via Zoom.

The minutes of December 1, 2025, were unanimously accepted.

Treasurer's Report: Jo Ann gave a comprehensive financial report. She has been working extensively with Mahogany Services with Accounts Receivable. Thirteen homeowners have been turned over to the attorney with three in foreclosure. She assured members that the board is being aggressive with this. If an owner has been turned over to the attorney, all payments must be sent to the attorney's office, *not* to Mahogany. A reminder the new rates for maintenance began January 1.

The insurance has been renewed with a 66% reduction in the premium with a cost of \$87,473.61.

Business:

The pressure cleaning of the sidewalks and tennis courts has been completed.

Roof Project: 5 residents out of 32 have submitted their waiver. The work will not begin until we have them. The AC and roofing companies have started the permit process.

An owner has expressed concerns about tenants not going through the application process. brought up renters and what is in files in Mahogany office, the DOW office and the City of Delray. Tenant can be evicted if all paperwork has not been submitted.

Alliance has been notified about the gutter leak in Building 18.

Meeting adjourned at 6:36P.M.

Respectfully submitted,
Lauren Heller, LCM

