

MINUTES OF
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS MEETING
March 3, 2015
7:00 p.m.
Clubhouse

Board of Directors:

Charlotte Dilks	President
Larry Fried	Vice-President
Todd Kennedy	Secretary
Micki Reiken	Director
Lisa Wexler	Treasurer (absent)

Invited Guest: Joseph Fried, Signature Bros. Landscaping

Lauren Heller from Mahogany Services and six (6) homeowners were also present.

Meeting was called to order at 7:00 P.M. by President Dilks. Quorum established proof of notice given.

Charlotte Dilks gave a brief recap on the Lake Restoration Project to date. Signature Bros. have fulfilled all contractual obligations. As was agreed to during the January Board Meeting, an engineer was hired to study and provide a written report regarding the lake. Todd Kennedy read the report from John A. Grant, Jr. of Grant Civil Engineers, Land Surveyors, Subsurface Utility Locations, Inc.

Joseph Fried of Signature Brothers then spoke to the Board and did answer questions from the Board and from the Membership.

Motion: Charlotte Dilks: To accept the proposal from Signature Bros. Inc. in the amount of \$5,510.00 for the berm project and \$15,150.00 for lake restoration for a total of \$20,660.00

2nd Todd Kennedy

- Charlotte Dilks votes yes for both
- Todd Kennedy votes yes for both
- Micki Reiken votes yes for both
- Lisa Wexler by sealed envelope votes yes for Berm and no for Lake Restoration
- Larry Fried recuses himself.

Both motions pass, 4-0, 3-1.

Meeting resumed. Minutes of January 6, 2015 were read by Todd Kennedy.

Motion to accept minutes as read—Charlotte Dilks

2nd Larry Fried

All in Favor

Treasurer's Report – Micki Reiken

Balances as of March 3, 2015:

Big Dow Checking: 328,515.88	Reserves: 404,991.20
Little Dow Checking: 64,652.11	Reserves: 117,089.10

OLD BUSINESS

Clubhouse Leak has been repaired

The Board will be meeting with Alliance Group tomorrow (3/4/2015). The warranties for the flat roof quads in Big Dow are being processed. Alliance will also be supplying a video to be added to Delray Oaks West website. Interested parties will be able to view highlights of the work from beginning to end, from high above.

Parking Lot Painting: Todd Kennedy has researched all three bids. His recommendation is for Five Star Sealing and Paving. Parking spaces, curb “stops,” stenciling and two “stop bars” would be included in the contract. Todd answered questions.

Motion: Todd Kennedy To accept the bid for five hundred thirteen (513) double white line spaces with square end caps and 513 painted car stops with stenciling for \$6,650.00 from Five Star Sealing and Paving.

2nd Charlotte Dilks

All in favor motion passes.

High-pressure cleaning of all of the car stops/curb blocks, is necessary to assure good paint adhesion. President Dilks received a proposal for \$2565.00 for this work. Larry Fried and Todd Kennedy were offered the job for a total one-time payment of \$1,000.00, to be divided equally. The offer was accepted.

NEW BUSINESS

Little Dow Roofs: The board has received three (3) bids for the replacement of four (4) roofs in Little Dow. These roofs are the originals, dating back to 1995-97.

Motion: Todd Kennedy To accept the proposal from Alliance Group for the amount of \$57,400.00 to replace four (4) roofs in Little Dow.

2nd Larry Fried

All in favor

Clubhouse: The Board is well aware that the clubhouse is in the need of updates, particularly the bathrooms and kitchen. One proposal has been received. This is the beginning stage of a discussion.

Meeting adjourned at 7:50 P.M. and opened to good and welfare.

Respectfully submitted Lauren Heller, LCAM