

MINUTES OF  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 8<sup>th</sup>, 2014  
7:00 P.M.  
Clubhouse

Board of Directors

President Charlotte Dilks  
Vice-President Larry Fried  
Secretary Todd Kennedy  
Treasurer Linda Hamilton  
Director Lisa Cohen

Five (5) Homeowners were also present.

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

Minutes from December 3<sup>rd</sup>, 2013, were read by Todd Kennedy  
**Motion to accept the minutes, with corrections, Charlotte Dilks**  
2<sup>nd</sup>, Linda Hamilton  
All in Favor, Motion passed unanimously

There was no Treasurer's Report or Management Report

**OLD BUSINESS**

Awarding of Landscape Contract, tabled from the November meeting. The two remaining Landscape contract bids were evaluated. Similarities and differences in the contracts were discussed by the board. The contract is for two years.

**Motion to accept the contract bid of Signature Brothers, with changes and corrections, Charlotte Dilks**  
2<sup>nd</sup>, Lisa Cohen  
Those in Favor:  
Charlotte Dilks  
Lisa Cohen  
Todd Kennedy  
Opposed:  
Linda Hamilton  
Vice President Fried recused himself.

Motion carried.

Cassia Tree Replacements: The board will continue apace to evaluate suitable replacements for the cassia trees which have already been removed or soon will be due to their general unsustainability. A handful of varieties are being considered. For whatever is considered, the final cost will include trees, their planting and, if necessary, staking. Charlotte is gathering this information.

Todd provided a brief report on the status of the swimming pool. Although the facts are somewhat inconclusive if not ambiguous, FPL did identify a strong possible cause for the recent multiple pump failures. This possible cause has been addressed. To date the pool pump system is functioning normally.

### **NEW BUSINESS**

Charlotte reported that she and Todd had recently traveled to the Palm Beach County Courthouse to monitor the progress of a bank foreclosure on a DOW unit. Charlotte reported that the Court ruled in favor of the bank and that the unit would soon be for sale.

Another DOW unit was discussed. A unit owner in arrears has rented the unit for some time. The owner and tenant have both been advised by the Association's counsel to direct monthly rental fees to the Association. Having ignored this legal order eviction proceedings will now commence.

There was a brief report on the status of the proposed three (3) amendments. Counsel is currently drawing up wording.

Motion to adjourn by Larry, 7:39

Meeting opened to good and welfare

Respectfully submitted: Todd Kennedy, Secretary to the Board.