

MINUTES OF
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, June 4, 2013
7:00 P.M.
Clubhouse

Board of Directors

Charlotte Dilks President
Larry Fried
Linda Hamilton
Todd Kennedy
Lisa Cohen (absent)

Lauren Heller from Mahogany Services and fourteen (14) homeowners were also present.

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

Minutes from the special meeting of May 7, 2013 were read by Todd Kennedy
Motion to accept minutes **Larry Fried** 2nd Linda Hamilton
All in Favor

Treasurer Report: Linda Hamilton
Bank balances as of June 4, 2013

<u>Big Dow</u>		<u>Little Dow</u>
Checking	\$309,576.07	\$ 38,539.06
Reserve	678,702.96	120,675.91

NEW BUSINESS

Mailboxes: The Board has received certified mail from the residents of Building 24 with reference to their mailbox leaking.

The Board has checked all mailboxes in the community (17) in total. Their recommendations include reroofing the hut in the gazebo which will help keep the mailboxes dry. The Board understands the mailboxes are old and will be replacing them one at a time depending on severity of the problem. Because of all the rain we have recently been experiencing it has not yet been determined if the mailman or rain entering the mailbox is causing the mail to be wet. At this time, the Board will be weatherproofing any resident's mailbox that will leave a key with Larry, Justin or Mahogany Services. Kimberly Clark, the sender of the letter of Building 24, agreed to this.

Delinquent Payments: There are numerous residents that are more than (3) months delinquent with their maintenance payments. The Board is talking a proactive response. The Association is foreclosing on one unit. The Board has met with the Association attorney and also have interviewed (2) collection agencies. A letter will be forthcoming to all residents with new delinquency procedures.

Delray Police Department Has invited the Board of Directors to attend a Neighborhood meeting on Monday June 10, 2013. Todd Kennedy will attend. Others are considering

OLD BUSINESS

The tree company and the roof maintenance contract have been amended as per last month's minutes

Ryman Roofing added the contract can be cancelled by either party at any time

Hanson Brothers added all new trees will be included

The Board spoke with the Association attorney with reference to adding a Bocce court. It must be an amendment to the documents in order for it to be done

The Board is contemplating adding it to the annual package

Meeting adjourned 7:28 PM

Meeting open to Good and Welfare

Respectfully submitted Lauren Heller, LCAM