

MINUTES OF
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS MEETING

May 10, 2016

7:00 p.m.

Clubhouse

Board of Directors:

Charlotte Dilks	President
Larry Fried	Vice-President
Todd Kennedy	Secretary
Gayle Voiles	Director
Lisa Wexler	Treasurer

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

Meeting was called to order at 7:15 P.M. by President Dilks. Quorum established proof of notice given.

Minutes of February 24 were read by Todd Kennedy

Motion to accept minutes as read— Charlotte Dilks

2nd Larry Fried

All in Favor

Treasurer's Report – Lisa Wexler

Balances as of January 5, 2016:

Big Dow Checking:	369,742.82	Reserves:	477,886.09
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Little Dow Checking:	33,009.41	Reserves:	121,032.13
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Maintenance Report – Todd Kennedy

Todd informed the board of completed and ongoing maintenance projects. He also advised the board that it was time to prepare for repair to the tennis courts.

Management Report

Delray Oaks (East) thanked DOW members for attending their Delray Beach Police/PBSO presentation. Both communities desire many more joint events going forward. Charlotte Dilks is researching the "Ride and Register" event sponsored by the Delray Beach/PBSO.

NEW BUSINESS

Gayle Voiles questioned the varied height of the hedges. Charlotte Dilks will look at the areas in question. Gayle also brought up that the landscaping in the pool area needs to be addressed as well as the coping and grout around the pool. Both items will be examined.

OLD BUSINESS

The Garden Apartment stairs and catwalk maintenance project was completed. The catwalks are sealed once again and the stairs look terrific and beyond that provide superior traction even during wet conditions.

Approximate cost \$5,700.00

The Garden Apartment landscaping project was completed. Old plantings were removed and new plantings were placed in all beds.

Approximate cost \$5,300.00

The annual hurricane tree trimming work will begin soon. Hanson Brothers will walk the property with board members to identify specific problem areas requiring greater attention. The board is aware of dissatisfaction as expressed by some members regarding certain areas and those specific concerns will be shared with the vendor. Seventeen (17) palms and other trees have been removed due to ailment. Hanson Brothers have offered to donate to the community (17) palms, which will be placed and planted per our directive. This will be at no cost to DOW. Delray Oaks West however will assume irrigation responsibilities.

Mailboxes: Todd's mailbox survey revealed that at this time only one mail box needs to be replaced. This survey was accepted.

Motion; Larry Fried To replace dilapidated mailbox

2nd Todd Kennedy

All in favor.

Picture window in the clubhouse office is going to be replaced. By not doing so, water damage to the newly repaired wall and to the building itself will continue.

Cost \$1,159.00

New Building Address Signs/Posts: President Dilks has identified a capable organization which will manufacture our street signs at a reduced cost. In progress.

Roofs: Mahogany Services will contact Alliance Roofing with regard to the current maintenance contract, specifically specifying when and how often the roofs will warrant warranty inspection, and the dates of ongoing pressure washing as required.

Clubhouse: Everyone in attendance expressed great praise regarding the clubhouse renovation. Gayle will explore new wall art options for board approval, as well as a new floor treatment (rug).

Meeting adjourned at 7:55 P.M. and opened to Good and Welfare.

Respectfully submitted, Lauren Heller, LCAM