

**MINUTES OF  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**April 2, 2019**

**7:00 P.M.**

Clubhouse

Board of Directors:

Charlotte Dilks	President
Larry Fried	Vice-President
Doug Harris	Director
Todd Kennedy	Secretary
Lisa Wexler	Treasurer

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

26 homeowners were present. Lauren Heller of Mahogany Services was present.

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Minutes from the March 5, 2019 meeting were read by Todd and approved by all.

President Dilks informed the Board that the deposition date, referenced in the March 5<sup>th</sup> minutes, has been changed to May 16, 2019.

Lisa presented the financial report.

**NEW BUSINESS**

Hedges- The board received a proposal from Signature for three hundred and seventy-nine (379) plants primarily to replace those lost post-hurricane. There are two different sizes of plants being added: 3 gallon and 7 gallon. Discussion ensued.

Motion: Todd Kennedy

To accept the proposal from Signature Landscaping in the amount of \$8,726.00 to proceed with the installation of new hedges.

2<sup>nd</sup> Lisa Wexler

All in favor

(Larry Fried recused himself from the vote and discussion)

The board received a request from Dee Hession for the addition of a pickle ball court. A lengthy discussion followed. President Dilks has researched this and determined it possible to turn one of the tennis courts into two pickle ball courts as long as it can be returned to its original state should there be complaints from tennis-favoring owners. A committee consisting of five (5)

unit owners was formed to research this and establish rules and guidelines. Mahogany will gather quotes for court modifications.

**Motion:** Charlotte Dilks

To approve the possibility of one tennis court being converted to two pickle ball courts pending information received from the Association insurance company and the pickle ball committee.

**2<sup>nd</sup>** Lisa Wexler

All in favor

Landscaping-The board has received some application requests from residents wishing to plant on common areas. One such area was recently reviewed by the board, submitted by Mr. John Luxen of 2890, 24 1-A building 24.

The board has agreed to the following:

1. Mr. Luxen has complied with removing all plantings from the parking lot and islands.
2. To allow Mr. Luxen to keep plants in front of and on south side of building 24 Unit A-2 as long as they are properly maintained as to size.
3. To allow the ring around the tree to remain.
4. Mr. Luxen agrees to no further cuts or trims of any foliage.
5. The ring around the palm tree and the landscaping at the end of the parking lot is denied.
6. Back of Building 24, A-1 ring approved.
7. South side of Building 24- concern is that high winds and pots can be blown during high wind. Can be kept as long as they are moved during periods of weather uncertainty and kept neat at all times.

The board received information about a plant that is poisonous to children and dogs. (cyosin) There are three identified on property 25-D, 21-F1, and 24-A1 that must be removed. Letter will be sent to all.

Garden Apt Parking- The Association documents state that all cars must pull in, back-in parking is not allowed in Garden parking spaces per docs. The board will notify the resident and alert them to this.

Resident Concerns:

- Garbage Issues- Breaking boxes down
- 2956 SW 22ND CIR # 1C –using dumpster for construction material
- Cracks on Tennis courts
- Building 23 – concrete fracture

Motion to adjourn 7:31 PM

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services