

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

August 6, 2019

7:00 P.M.

Clubhouse

Board of Directors:

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

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

Six (6) homeowners were present. Lauren Heller of Mahogany Services was present.

President Dilks announced that in June Lisa Wexler submitted her resignation as she was encountering financial difficulties and was over 90 days past due. That has been rectified and the board agreed by unanimous consent to appoint her to the board.

Minutes from the June 6, 2019 meeting were read by Todd and approved by all.

Lisa presented the financial report.

NEW BUSINESS

Little Dow requires rain gutter maintenance, especially in buildings 9, 10 and 11. Building 9 also is in need of tile repair. The board reviewed three proposals for power washing and cleaning the gutters and gutter guard installation. Alliance Roofing was the only submission able to perform all of the required work.

Motion: Charlotte Dilks

To accept the proposal from Alliance Roofing for cleaning the gutters and tile roofs for buildings 9, 10 and 11, tile repair for building 9, installing new gutter guards on buildings 9, 10 and 11, and gutter inspection, cleaning and repair for building 12 thru 18, Little Dow, for the amount of \$9,000.

2nd Larry Fried

All in favor motion passes.

Areca Palms- 14 have been identified as profoundly diseased and will be removed. This is an annual, ongoing project with the goal of removing all Areca palms. The board agreed unanimously to have Hanson Brothers to remove them and stump grind for \$4,158.00. Hanson Brothers also will prune trees and palms that were missed during last spring's annual hurricane preparation pruning.

Parking Lot 2909- A mailbox that was knocked over by persons unknown has been reposted.

City Water Leak- The leak in a City water line adjacent to building 1 has been repaired.

Iguanas- There has been an influx of iguanas in the community especially around the pool. Different methods of eradication were discussed. It was decided to spread concentrated amounts of mothballs along the west side of the pool deck where they seem to congregate en masse in order to hopefully deter them.

Hurricane Irma Update- A deposition date was set. The Association tried to contact the attorney hired to represent us prior to that date to no avail. Two days before the hearing, Peoples Choice (the adjuster) recommended firing that attorney and hiring Percy Martinez which the board agreed to. Unfortunately, the prior attorney did not turn over records, so everything had to be recreated which has been completed and sent to Citizens Insurance. We are now waiting to hear back from Citizens for a new deposition date. The prior attorney had never sent an invoice for services rendered but has since brought suit against the Association in order to collect fees for the alleged services. Attorney Martinez is handling that matter also.

Record Request- During a recent records request by a homeowner which Todd monitored, it was asked if he was getting paid during that time as he is a management company employee. Todd was not paid for those four hours however President Dilks has directed that for any future such occurrence requiring his presence during scheduled work hours he is to be paid.

Pickle ball- Mahogany will follow up with the contractor as to when the lines will be painted.

Meeting adjourned at 7:25 PM

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services