

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

**August 31, 2020**

**7:00 P.M.**

Zoom Meeting

Board of Directors:

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

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

34 (thirty-four) homeowners were present via Zoom. Lauren Heller and Howard Elias of Mahogany Services was present via Zoom.

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President Dilks welcomed everyone to the association's first Zoom meeting. She thanked those whose who volunteered their time during this pandemic with the swimming pool, clubhouse, and the food truck. She explained that the board would now be conducting monthly meetings on the first Monday of the month, at the customary time of 7:00 P.M., and via Zoom for the foreseeable future. As usual, once the board meetings are adjourned good and welfare will commence. Those attending on-line will each be given one opportunity to ask their questions or make comments.

Todd read the minutes from March 3, 2020 meeting, accepted by all.

Doug Harris gave the detailed financial report.

Larry Fried presented to the board a draft of the 2021 budget. Discussion ensued. A motion was made by Dan Adams and seconded by Doug Harris to schedule a budget workshop before the board votes in October on the proposed budget to be sent out to the membership. All in favor.

**Old Business**

Hurricane Irma update: A Zoom mediation with Citizens concluded with an impasse. The association awaits a trial date.

## **New Business**

Roof Repairs: The majority of the roof leaks are occurring due to roof-mounted air conditioners, not the roofs themselves. This year alone \$18, 674.00 has been spent on corrective measures.

A motion was made by president Dilks and seconded by Todd Kennedy to move the money spent from the operating fund to roof reserves. All in favor Motion passes 5-0

Auto Theft- There have been three auto thefts this year with two involving unlocked vehicles. The board did look into purchasing a license plate scanner. The board learned that Delray Oaks have removed their devices after finding them to be fairly useless and far too costly in monthly repairs. Therefore, license plate scanners will not be considered here. Mahogany just received a proposal from Illuminations, a company asked to evaluate our nighttime lighting schematic.

Landscaping- Charlotte presented pictures depicting the results of homeowners illegally trimming the trees, hedges, and plants. Homeowners may not take landscaping into their own hands. She is aware there have been complaints about the current lawn service. She is aware of the complaints and is taking corrective measures. The lawn service follows their contract and if the community wants to add more service addendums there will be an increase in cost for the service. A reminder to all that unit owners are never to communicate with (give orders to) any vendor. If an owner has a work order request it is to be sent to Mahogany Services.

Meeting adjourned at 8:32 PM and opened for Good and Welfare.

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services.