

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

**January 4, 2021**

**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 and proof of notice given. Nineteen homeowners attended via Zoom. Lauren Heller of Mahogany Services and Zoom manager, was present via Zoom.

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President Dilks opened the meeting and stated that, as before, attendees will have the opportunity at the end of the meeting, during good and welfare, to present questions and remarks.

Todd Kennedy read the minutes from the December 7, 2020 meeting with corrections and accepted by all.

Doug Harris gave the detailed financial report for the month ending November 30, 2020.

The matter of changing the monthly meeting start time from Mondays at 7:00 P.M. to Mondays at 6:00 P.M. was again raised

**Business**

Insurance: Prior to the final approval of the 2021 budget the property insurance estimate for 2021, provided by our agent, was originally quoted at \$174,804. The actual premium was \$304,623.00. As the due date was imminent and the 2021 budget already in place, payment was made by drawing from budgeted operating funds (\$173,000) and deferred maintenance funds (\$131, 623).

An extended discussion ensued, focused primarily on current budgeting procedures, policy, payment options, and other facets relating to property insurance.

Dan and Larry will research alternate methods such as possible loan or financing options. A special meeting will be announced.

Contracts: Todd has assured that all active vendor contracts remain current and available for view in the office and on the website.

Landscape Committee - Dan Adams: Board awaits report and feedback. The committee has or will meet with the landscaper, weed & pest control, and tree service vendors. The board would like the pool landscaping to be the committee's primary focus, for which funding has been allocated.

Pool: We await a second proposal for the pool tile repair.

Garden Apartments: President Dilks made a motion that was 2<sup>nd</sup> by Doug Harris to accept the proposal for \$5,576.00 for pressure cleaning and the protective re-sealing of the Garden catwalks. This is an ongoing maintenance application procedure necessary to maintain the appearance and functionality of these walkways. All in favor Motion passes. This work will commence mid-February.

The Garden Apartment ground level sidewalk pressure cleaning, separate from the catwalk project, will begin Monday. Dan expressed displeasure and concern over the delay from the previously posted start time.

Fountains: A new motor has been ordered for the south fountain and the lighting repair for the north fountain is included in that work order.

Meeting adjourned at 7:26 PM and opened for Good and Welfare.

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services.