

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

April 5, 2021

6:00 P.M.

Zoom Meeting

Board of Directors:

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

Meeting was called to order at 6:00 P.M. by President Dilks. Quorum established and proof of notice given. Eighteen registered members attended via Zoom. Lauren Heller of Mahogany Services presided via Zoom.

Secretary Kennedy read the Minutes from March 1, 2021, voted on and accepted by all.

Treasurer Harris provided the detailed financial report.

Business

Sidewalks- The Board has received inquiries from several Garden Apartment unit owners asking about the feasibility of painting/staining surface sidewalks in order to achieve a more uniform appearance. This is not part of the 2021 budget and the work would not commence until fiscal 2022, pending approval by a vote of 75% of the Membership.

Motion: President Dilks, to invite interested parties to form a committee in order to determine membership interest.

2nd: Director Wexler. All in favor motion passes.

Status of Deferred Maintenance- Vice-President Fried, after having met with the Association's CPA and Counsel, determined that Deferred Maintenance should never have been identified as a Reserves line-item. It will be removed and all monies from Deferred Maintenance transferred to the Operating Fund.

Motion: Vice -President Fried, to eliminate the Deferred Maintenance line item in the Reserves and move it to the Association Operating Fund.

2nd: Charlotte Dilks. All in favor motion passes.

Painting: We await a start date for the Garden doors painting to commence.

Fences: The contractor has a list of those most in distress to be replaced in 2021. Some residents have trees growing within the fence boundaries which would have to be removed prior to fence replacement. This is the responsibility of the owner. Quotes are being collected and will be provided to these owners should they wish to proceed. There was budgeted money for **ten** fences to be done this year in Big DOW, but because of the increase in lumber costs, that number will be reduced to **eight** fences. If there is any money left over, more fences can be added on. Little DOW is budgeted for two fences.

Lawn Service. The new lawn service, Santos, is off to a great start according to comments thus far.

Santos will be supplied with the list of all hedge heights. And now, as a reminder to all Unit Owners, you are not to interrupt or in any way attempt to direct, modify or otherwise interfere with the work of the Lawn Service. Any issues may be brought to the attention of Mahogany Services.

Larry Fried. Vice President Larry Fried tendered his resignation from the Board after serving for over 16 years, mostly as president. The Board thanks him for his selfless contributions and commitment to Delray Oaks West.

Meeting adjourned at 6:28 PM and opened to Good and Welfare.

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services.