

**MINUTES OF  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 3, 2021  
6:00 P.M.  
Zoom Meeting**

Board of Directors:

Charlotte Dilks	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. Sixteen registered members attended via Zoom. Lauren Heller of Mahogany Services attended and managed via Zoom.

Secretary Kennedy read the Minutes from April 5, 2021 which were voted and accepted by all.

Treasurer Harris provided the detailed financial report.

**Business**

The Board once again thanked Larry Fried for his years of dedication to Delray Oaks West.

A motion was made by President Dilks and seconded by Treasurer Harris to appoint Brian Fried to fill the vacant seat. All agreed and the motion passed 4-0.

President Dilks spoke about the recent early morning police raid on one of our units. She shared that the owner of that unit had since assured board members, individually, that the renter had been vetted upon application last July and that at that time there were no issues. He himself had visited the unit on multiple occasions and found nothing to cause concern. Law enforcement was pursuing the renter's roommate; both were arrested. The tenant quickly made bail and immediately reached out to her landlord, apologized, agreed to pay for all damages, and would vacate the unit within days, all of which did happen.

**Fences:** Three new fences are presently under construction with a fourth completed.

**Pool:** All filter screens at the deep in of the pool have been replaced. The pump filters have undergone their annual replacement.

**Sidewalk painting/sealing:** John Luxen is forming a committee to determine interest among the membership. Results will be brought before the board at a future meeting for discussion.

**Garden Door Painting:** The painting of the garden apartment doors has been completed. The Board is well aware that some unit owners in the Big Dow quads have painted their own doors with unapproved colors. Touch-up paint is available upon request, but all doors will be painted uniformly when all our buildings are scheduled for a fresh coat of paint in 2022.

**Bank Line of Credit-** The Board has secured an emergency line of credit in case of catastrophic events. One million dollars. In brief, all relevant documents, including insurance policies, Association documents and financials, have been secured in various locations, including the “Cloud.”

**Before Adjournment:** President Dilks called for a Directors Organizational meeting.

### **Directors Organizational Meeting**

President Dilks made a motion, which was seconded by Secretary Kennedy, to agree to the following officer appointments:

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

All in favor Motion passes 5-0

Meeting adjourned at 6:16 PM and opened to Good and Welfare.

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services.