

**MINUTES OF THE
DELRAY OAKS WEST ASSOCIATION
BOARD OF DIRECTORS MEETING
July 12, 2021
6:00 P.M.
Zoom Meeting**

Board of Directors:

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

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

Secretary Kennedy read the Minutes from May 3, 2021, which were voted upon and accepted by all. (There was no June meeting).

In Treasurer Wexler's absence, Lauren Heller provided the detailed financial report.

Business

Secretary Kennedy's maintenance report included that the annual hurricane tree trimming work had been completed. Hanson Brothers will be returning to trim back the trees impacting the mansards and, on the eaves, those twelve feet and higher. The Board will consider this as a possible addendum to be included in any future contracts.

President Dilks discussed the tragedy at Surfside. Much of Big Dow is also over 40 years old and although our buildings are only two stories in height the Board feels strongly that our buildings should be subjected to a thorough external inspection. A structural engineer has been engaged. A verbal proposal of between \$20-30,000 was offered, with a hard copy contract forthcoming once a "walk-thru" inspection is performed.

A motion was made by Secretary Kennedy and 2nd by President Dilks to enter into a contract with an agreed-upon amount not to exceed \$30,000 for a community-wide structural report from Accord Engineering. Discussion followed.

Motion passes 4-0.

Reserves Study: A proposal for a Reserves study was also brought before the Board. After much discussion the Board unanimously agreed to move forward with the cost proposal of \$3,920.00. Until the report from the Structural Engineers is presented, this will be tabled.

Iguanas: The Board has entered into a contract with a licensed Florida State Fish and Wildlife Iguana manager to address the iguana problem at a cost of \$10.00 per. An email was sent to owners that the manager will be on site and lawfully employing a firearm specifically designed for humane disposition.

Fence Repair/Replacement: Six fences have been replaced in Big Dow with two to three more remaining. In Little DOW one fence is urgently due to be replaced. There have been and will be minor repairs made to others as needed along the way.

Lawn Service: Santos, the new yard service company, is on property every Friday thru September. The Board is aware of complaints received and is working with Santos on his system. The Board has also received many supportive comments. The Board asks for patience and welcomes your comments as they adjust to our community.

Sidewalk Painting: The Board is in receipt of a letter from owner J. Luxen. The Board reminded the sidewalk committee that if this project is to proceed it must include all sidewalks in both sections, Big and Little DOW. That, in turn, will require a vote in the affirmative from the membership.

Meeting adjourned at 6:31 PM and opened to Good and Welfare.

Respectfully submitted – Lauren Heller, LCAM, Mahogany Services.