

**MINUTES OF THE  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 1, 2022  
6:00 P.M.  
Zoom Meeting**

Board of Directors:

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

This Zoom 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, representing Mahogany Services, attended and managed, via Zoom.

Secretary Kennedy read the Minutes from May 2, 2022, voted and accepted by all with corrections. (There were no meetings, June and July)

Financials Report: Lauren Heller gave a comprehensive financial report and answered questions. Financials posted: [delrayoakswest.com](http://delrayoakswest.com)

Manager Report: Lauren:

“It is with deep regret that we announce the retirement of Todd Kennedy as our maintenance employee, effective December 31, 2022. Mahogany Services will begin looking for a replacement, hopefully someone who lives in the community, or close by, interested in taking on the position. The work hours are Monday, Tuesday, Thursday and Friday from 7:30 a.m. to 3:30 p.m.

“If you are interested or know of someone with experience who would be interested in this position, please have them send us their resumé and we will start the interview process. We want to make certain that the decided-upon candidate will be a good fit for Delray Oaks West.”

**Business**

President Dilks began discussing the upcoming budget and the financial challenges ahead as vendor contracts will likely increase at renewal and thus further impact our monthly maintenance fees. The Board has also received proposals for future projects such as road and parking paving. \$708,882.00 is the current minimal cost to repave the community.

Treadmill: After discussion with the vendor the Board reversed its previous decision and agreed to purchase a refurbished, newer treadmill. User feedback has been good. The Association was credited the cost of the replacement parts purchased for the old one.

Painting Project: Big Dow is complete. Currently the painters are halfway through Little Dow. The stairwell hand railings in the Garden Apartments have been painted a lighter color. Some second-floor residents, specifically those who rely heavily on the stairwell hand railings, have complained about the extreme heat on the railings, especially in the summer months. The color was bronze, very dark. After some study the decision was made to apply a lighter color. We await the installation of new rubber railing caps.

Roofs: President Dilks spoke with reference to the Garden Apartment roofs and quad (flat roof) mansards. The Garden roofs, asphalt shingles, were installed in 2006 and have over the past four + years weakened in key areas, allowing for second floor water penetration. It was agreed that the Board proceed toward obtaining the necessary 75% of ownership vote in order to lawfully proceed with this major architectural change, as our docs require. Please visit the website for more information.

Hurricane Information: As we approach the height of the hurricane season, please remember we have many new residents, owners and renters alike, many unfamiliar with the hurricane experience. We are a family; please help inform and assist your neighbors. The clubhouse has a generator providing air conditioning and a refrigerator for medicine only! After the storm, the Board asks for all volunteers to meet at Building 2916 to assess damage and begin cleanup.

### **Old Business**

The annual pre hurricane tree trimming has been completed. The north fountain is still awaiting parts. The pump and the filtration system at the pool have been replaced. Ten Lounge Chairs have been re strapped at a cost of \$1,700.

The outdoor lighting repair at the front flagpole entrance thru building eight has been completed. New wire/conduit had to be installed underneath the main exit drive lane.

Entrance /Exit: Todd will contact Signarama to get a proposal for one way/do not enter signs.

Hurricane Irma: The previous hurricane damaged three buildings. The Association, through legal counsel, has been negotiating with Citizens in order to secure relief. An agreement could not be reached. A court date has yet to be set.

Meeting adjourned 6: 49 PM

The meeting was then opened to Good and Welfare.

Respectfully submitted- L.H.