

**MINUTES OF THE  
DELRAY OAKS WEST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 3, 2023  
6:00 P.M.  
Zoom Meeting**

Board of Directors:

Charlotte Dilks, President  
Brian Fried, Vice President  
Lori Paycher, Treasurer  
Todd Kennedy, Secretary  
Dee Hession, Director

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

Todd Kennedy read the Minutes from March 6, 2023, accepted by all.

Financials report: Lauren Heller gave a comprehensive financial report and answered questions. Lauren reminded all that the monthly financials can be found on the website.

**Business:**

Exercise Equipment: Todd reported that two exercise apparatuses, the elliptical and the recumbent bike, are both over eighteen years old and have thus exceeded their life expectancy by far. Replacement parts are no longer available. One is dead. Our vendor has provided us with two commercial grade replacement options. The board tabled a discussion of replacements until more information is received.

Heat Pump: The board unanimously approved purchasing a new replacement heat pump for the pool for \$5,500 however it will not be installed until October.

Condo Class: Charlotte announced upcoming condo classes for new board members and strongly suggested all attend.

Pool Committee: The board appointed Ann and Rob Gusic to the pool committee.

Roof Update: Wind Mitigation is complete, and information can be found on the website. The Garden Apartment roofs are completed, and six townhouses have been completed, except for the caps. The material for the flat roofs are hard to come by and hopefully all work will be completed soon.

Pickleball/tennis courts - Dee Hession: Dee has received two proposals and awaits a third.

Backflow: Work has started. Charlotte has requested to meet with the City to discuss the placement of some of these valves.

Fences: Work for this year's fences will begin in late April; the contractor suffered a serious injury which is the reason for the late start.

Shingles: Quad shingles, those fallen or hanging, will be repaired beginning next week. This will be community wide and is expected to last two days.

Catwalk Cleaning: Waldy is catching up on all work orders and learning the community. The catwalks will be cleaned with a hose and a degreaser per contractor instruction.

Insurance: The Plastridge quote was \$596,084.00. The board found a new agent, Coastal Insurance, who for the same coverage came in at \$387,683.00. As this was still \$12,008 over budget, the remaining will be taken out of the contingency fund.

Board Meetings: Dee brought to the board's attention that some residents are requesting in person meetings at 7:00. After discussion, the board decided to keep the meetings a 6:00 PM Zoom for now.

Lori stated that the hedges bordering Sabal Pine need to be taken care of better. Mahogany will contact them to see if they will trim their hedges.

Meeting adjourned at 6: 48 PM.

The meeting was then opened to Good and Welfare.

Respectfully Submitted,

Lauren Heller, LCAM