

**DELRAY OAKS
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS**

MEETING MINUTES

Date: Tuesday, February 22, 2011
Time: 7:00pm
Place: Association Clubhouse
Attendees: Dan Cavaliere – President
Cheryl Wedemeyer – Vice President
Lynn Boyle - Secretary
Chandra Lakkaraju – Treasurer

Meeting Commenced: 7:00 pm

- **2011 Board of Directors:** There were no applications submitted to run for Board of Directors. Our current Board Members will continue in their roles. Owners were encouraged to step up and join next year.
- **Special Assessment:** There will be a special assessment to replace/repair existing rotted wood with a vinyl overlay product on our buildings. This will include T1-11, fascia, belly bands, and railings. Garage homes and 8-plexes will be done in the first phase. The vinyl has a 50 year warranty. Replacing the existing rotted wood, with more wood, is expensive, would require more maintenance and eventually will rot. The project will take approximately 3 years. Each unit will be assessed a total of \$1,800 over a three year period beginning with May 1st, 2011 – a payment of \$275.00 and the second one on September 1st, 2011 for \$275.00. The following year will be \$625.00 and the third year a final \$625.00. Samples of the product have been placed on one of the garage units above the garage door at 2907 SW 20th Terrace. All are encouraged to go see how it looks. Notices with payment coupons will be sent out with the next two weeks. Also discussed the possibility of removing the trellises above the patios on the townhomes.
- **Upcoming Meeting:** The Board of Directors is meeting with a prospective supplier for the upcoming assessment. Residents are invited to attend the meeting. It will be held on Tuesday, March 15 at 7:00 in our clubhouse. For those unit owners wanting to install gutters, it can be discussed with this company at that time.
- **Security:** There have been several more robberies in our community. The Board is looking into hiring a security company to patrol the area 3 – 5 days per week while people are at work. A suggestion was made to put stickers on all unit owners' cars to identify them as belonging in the community. Guest Parking Tags are available in our office. For any suspicious activity call the Delray Beach non emergency line – 561-243-7800.
- **Bulk Pick Up:** Pick up for bulk items is Saturday. Please do not deposit bulk items outside of the dumpsters until Friday night or early Saturday morning. If you see someone putting their stuff out during any other time, please ask them to take it back until Friday night or Saturday morning.
- **Cable TV Services:** Comcast will be converting over to Digital in April or May. Please visit the Comcast office on Federal Highway for more information. You will need new digital box adapters for each TV in your home if you are not currently running digitally. The first 3 boxes are given to you at no charge and there will be no additional costs per month.
- **Other Topics discussed:**
 - The City was supposed to be working on a sidewalk on 29th Street. There supposedly was a grant issued for the work. We have yet to see anything started. Residents should contact City Hall and complain.
 - The Board of Directors will contact our Attorney to see if we are allowed to garnish wages on unit owners who are not paying their maintenance.

The meeting was adjourned at 7:55pm.