

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

MEETING MINUTES

Date: Tuesday, December 13, 2011
Time: 7:00pm
Place: Association Clubhouse
Attendees: Dan Cavaliere – President
Cheryl Wedemeyer – Vice President
Chandra Lakkaraju – Treasurer
Tom Willis – Asst. Sec/Treasurer

Meeting Commenced: 7:15 pm

- **2012 BUDGET:** Out of 142, 74 votes were collected. Of those votes 58 were for partial, 5 were for full and 11 were for no reserve. The 2012 Budget has been approved at Partial Reserves. Effective January 1, 2012 our maintenance payment is \$285 per month.
 - New Maintenance Booklets have been ordered and will be sent to you in the mail soon.
- Questions related to 2011 Budget figures were asked related to why certain categories increased. An explanation on each was answered by the Board.
- Residents are concerned about the White Fly problem on our Fichus Hedges. The Board is obtaining quotes for new Landscapers as well as treatment of white fly.
- **PLAN FOR 2012 BOD/MGMT COMPANY:** Every effort is being made to keep out a Management Company. As of this meetings date, there are 3 unit owners interested in filling the open Board positions. Applications will be sent out early January which are due back in our office on January 31st. The Board Election Meeting will be held on Tuesday, February 21, 2012 at 7:00 pm.
- **SPECIAL ASSESSMENT 2012:** Payment Notices were handed out to Residents that were present. All other will be mailed this week. 1st payment due Feb 15th.

The meeting was adjourned at 8:10pm.