

DELAIRE COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

4645 White Cedar Lane

Delray Beach, FL 33445

August 29, 2022

City of Delray Beach
Development Services/Planning and Zoning Division
100 NW 1st Avenue
Delray Beach, Florida 33444



Attn: Ms. Amy Alvarez,
Principal Planner, Long Range Planning

Re: "Letter of Request" on behalf of Delaire Country Club of the name street change from Live Oak Boulevard to Delaire Boulevard at Delaire Country Club, Delray Beach, Florida

Dear Ms. Alvarez;

Following is our letter of request:

1. Live Oak Boulevard currently extends from Military Trail, east to the end of our community (about 2 miles). We are requesting to change the name for that portion of the road that extends from Military Trail, east to a traffic circle, which is about 1/3 mile away. There are no homes or buildings (except a security structure) on that portion of Live Oak Boulevard, thus no impact on emergency vehicles, deliveries, or the US Postal Service.
2. We are requesting a name change from Live Oak Boulevard to Delaire Boulevard, for that 1/3-mile portion of the road mentioned above. The current name has no relationship with the Club and there are no known living Live Oak trees within the Delaire Country Club property.
3. Residents of the community have been disappointed with the name of Live Oak Boulevard as the street seen by guests and members entering the Club.
4. If approved, visible streets name signs on Military Trail are Live Oak Boulevard, which would need to be changed.
5. Having the street named Delaire Boulevard at the entry point would give all persons looking to enter the Club see appropriate street name signs and make for easier recognition and clearer access.
6. Attached is an exhibit showing Military Trail, the entire property area for demonstration, and parameters of the street area to have the requested name change is outlined in red.
7. Attached is the documentation from the Delaire Property Owners Association (POA), the entity in charge of all streets within the Club. It is being submitted as per the approval of the POA Board, to request the name change to Delaire Boulevard from Live Oak Boulevard, only from the entry point (Military Trail) east to the traffic circle as demonstrated.

We are pleased to submit our check in the amount \$275.00, and available for any questions you might have, and greatly appreciate your consideration of this request.

Respectfully,

Andrew Lazar

President, Delaire Property Owners' Association

CC: (add the parameter photo, POA document, \$275 check)



**DELAIRE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 11, 2022 4:00 PM
ZOOM MEETING**

Directors Present

**Bill Albert
Andy Lazar
Herb Levy
Brenda Moss
Jay Nadler**

**Rick Pardo
Debbie Seidel
George Shababb**

Others Present

Michele Bilawsky, LCAM, CMCA, AMS, PCAM

Absent: Lori Sirotkin Phillips

A quorum was established with 8 of 9 Directors present.

Affidavit of Proof of Notice received

Members may attend by ZOOM or in the BOARD ROOM.

Approval of Minutes

Herb Levy moved to approve the minutes of the meeting with Rick Pardo as the second. Motion carried with all in favor.

PRESIDENT'S REPORT – Andy Lazar

As you know, part of the POA's responsibility is to maintain the community's appearance. That said, a number of members have received letters asking them to clean their roof, clean their sidewalk or driveway, repair a dangerous sidewalk, or cut back overgrown shrubs, trees, etc. We expect your cooperation in addressing these issues. If you are away for the Summer, we still expect this exterior work to be completed. Proper maintenance is not a seasonal activity. The only exception might be the roof cleaning, and if you prefer to wait until you return to do so, we will ask you for an outside date by which the roof cleaning will be completed.

Our POA sub-Committees are each devoting substantial time and effort to fulfill their objectives. You will hear an update from each of them today.

One initiative that is being worked on, is the concept of a street name change from Live Oak Blvd. to Delaire Blvd. This would cover just the entrance road from Military Trail to the traffic circle, where there are no homes that would be affected. You have undoubtedly seen other communities which have accomplished the same result (for example Bocaire). This change would give our Club and community some positive recognition if we are able to accomplish this. Our fellow member, Jeff Aidekman has been working on this project and we will read his latest report during the meeting.

Now that the hurricane season is upon us, it is strongly recommended that you have your trees trimmed. Trees have a far better chance of withstanding hurricane winds if they are properly trimmed.

Lastly, please remember that when you bring a contractor or vendor in to do work on your home, you should make sure they are properly licensed, and that they carry appropriate insurance, including liability, automobile and workers compensation.

MANAGER'S REPORT – Michele Bilawsky

1. Gatehouse Updates:
 - a. The gatehouse roof will be pressure cleaned between July 11-13
 - b. Security bars were purchased and are being installed to secure the gatehouse should the guards need to leave in the event of a category 2 hurricane.
2. Violations
 - a. 2nd reminder letters were sent out to those owners who had not completed the work necessary as per the first letter.
 - b. Some additional violations were sent out during my inspection of the property.
 - c. As people are completing their violation, they have been reaching out for me to reinspect for completion to remove them from the list.
 - d. Many owners have responded requested extensions, informing of dates work is to be done, etc. All notes have been included on the chart for your review.
 - e. The Compliance Committee met and rendered their decisions. A copy of their meeting notes is included. Mr. Dubrofsky was given extended time to complete since he just recently has been released from the hospital. M & R Property was fined as recommended by the Board.
3. Street Light Repair
 - a. After inspection by 2 other electricians, Razorback & Elcon Electric, and also confirming with Brian Bowles, there are several old service feeds that are no longer used that are hidden as the one that was discovered by Kilowatt. There is no need to repair and/or replace the old feed.
4. Security Updates
 - a. I reached out to FPL to find out if they will install floodlights at the SE end of Delaire on Military in order to deter people from just casually walking and gaining access to the property.
 - b. In working with FPL, I had to provide pictures of the area, maps with the location marked on the map, look at the streetlamps already installed on Military Trail and take pictures of those lamps and submit it all to FPL. FPL now has everything that has been requested.
 - c. Bull Dog Fence is working with LWDD on the proposal for the installation of a 15 ft chain link fence to be installed at the canal area on the South side of Military Trail.

TREASURER'S REPORT- DEB SEIDEL

May presents a YTD surplus of \$41,082.

Expenditures for the month were \$133,277 with budget of \$146,074 leaving a positive variance of \$13,212 for the month.

We were overbudget in Security Camera IT by only \$296 but I would like to point out that by years end we will be at least \$6300 overbudget due to the upgraded software program we installed plus any addition to the breaks that occur in the gate access system. The Property Management Fee shows over budget due to 2 monthly fees being recorded May.

At this time, I would like to point a couple of areas we may have over budget situations, one is in Lighting, as our lightings ages we are repairing more and more equipment. I believe we will be over budget by years end.

Legal – We are averaging approx. \$1,000.00 in legal fees. Some for normal business and some for inquires due to the proposed merger. As we continue to explore/move forward with the merger we will of course accrue more legal bills. We will have a better idea of the costs involved after the July 24th town hall meeting addressing the merger.

Paver Project – The expected amount for this project is between 20-\$22,000. Since we shared the costs of the new signage with Delaire we have an overage in the amount of \$21,127, which is available for use in for this project.

Paige still remains our only delinquent account at slightly over \$10,000. We accrue monthly for the bad debt and will probably be written off by years end.

There is an error in the May Debt Service line , the Regions Bank Loan – We pay \$8333., this month we paid \$8279. Fernando will correct May and June which will be correct in the July statement.

The balance of the May income statement is normal.

Our reserves stand at 350,456 month ending 5/31/2022

Regions Bank Loan ending 5/31/2022 is \$346,510.

SECURITY REPORT – George Shababb

George reviewed the signs proposal with the Board describing the signs for the emergency response on the golf course and signs for the gate house new exit procedure.

Billy Albert moved to approve the new signs for the gatehouse & the access points for the golf course with George Shababb as the second. Motion carried with all in favor.

George discussed the gate access app video that was created for the community for those owners who don't know how to use the app.

PERIMETER SURVEILLANCE:

Following the auto thefts that occurred this past March, the Security Committee reached out to several organizations to investigate perimeter surveillance options. The committee reached out to four companies: Allied Security, All Florida Alarms, Hotwire, and the Platinum Security Group. Ultimately, Platinum conducted an in-depth site assessment in May (at no cost to Delaire) and identified one especially vulnerable point of access; the Southeast corner of Delaire's property along Military Trail

Consequently, the Security Committee asked Platinum to provide a cost-effective, stand-alone approach involving a solar-powered lighting/alarm solution to simply serve as a deterrent on the Southeast corner. Stand-alone in the sense that it would be solar driven (so we would not have to bring electrical power down to the area) and any communications capabilities with the gatehouse would be optional on our part.

Suggestions from the Board were made for additional landscape and a perimeter chain link fence.

Jay Nadler moved to approve the security committee to spend up to \$13,000 for a surveillance system on the SW corner of Military Trail with George Shababb as the second. The vote was 4 to 4. The motion failed. The issue has been tabled for the next month's Board meeting.

George presented the Traffic Hawk Speeding Security System to the Board. The Board agreed there should be a community vote. The Board questions how the process would be administered. Who would be sending out the tickets? Who would monitor the system?

Florida State Statute allows \$100 per incident. Delaire's declaration allows for \$250.

Transponders would be suspended by the household.

The full program needs to be developed. The administrative procedures need to be fully developed.

It was recommended to look at the speed hump option again even though it is not a popular vote.

ARC REPORT – Jay Nadler

1. Greenberg 4660 Cherry Laurel Lane Approved pending 3 inch dip in swale agreed to and detailed on plans.
2. Lugo 4589 White Cedar Ln **NOT APPROVED**. Full detailed sketch required.
3. Greenberg 4660 Cherry Laurel **NOT APPROVED**. Fencing must match the community.
4. Shinn 3707 Red Maple Cir approved pending Outer wall of structure must be the same brick as house.
5. Bernstein 4786 Tree Fern Dr. Approved pending 3 inch swale agreed to and detailed on plans.

CONSTRUCTION REPORT – Rick Pardo

Rick and Billy met with Rob Rickel about his properties. He has cleaned them up and is working on keeping them clean.

CABLE – George Shababb

Ila Davidoff has been added to the committee and she will be helping to move forward. The committee will not be moving forward with CCG. Ila will not be charging the community a consulting fee.

OLD BUSINESS

FRONT ENTRANCE PAVERS

An email will go out to the community that one lane on each side of the gatehouse will be closed down while the pavers are pressured clean and sealed.

VIOLATIONS

Andy reviewed all the violations. Several owners will receive 2nd letters.

STREET NAME CHANGE

Billy Albert moved to approve the street name change with an application cost of \$275 with Jay Nadler as the second. All were in favor. The motion passed.

FRONT WALL

Tabled until next month

NEW BUSINESS

Rick Pardo moved to approve the AAPM, LLC contract with Deb Seidel as the second. All were in favor. The motion passed.

Rick Pardo moved to adjourn the meeting at 5:55 pm with Deb Seidel as the second. All were in favor. The motion passed.

Respectfully submitted,

Michele Bilawsky, LCAM, CMCA, AMS, PCAM
Delaire Property Owners' Association