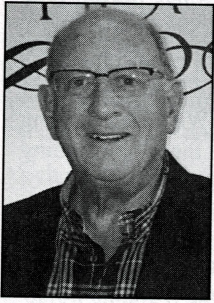


MESSAGE | BOARD OF DIRECTORS

MESSAGE FROM YOUR PRESIDENT- CLUBHOUSE RENOVATION PROPOSALS | SPA CONSTRUCTION UPDATE & MORE

LOD President's Message

By: Bob Berger



I hope all our Lakes of Delray residents had a great summer.

This is an exceptionally lengthy article with loads of essential information and hopefully, everyone will take the time to read what I am trying to communicate to you.

There are going to be two votes in September that will affect all of you. You should all be aware by now that the Board

is planning the renovation of our Clubhouse, which is long overdue. We are the only Community in the area which has not yet renovated their Clubhouse and it should be obvious to all of you that our Clubhouse is outdated. I announced at the June Board meeting that the renovation of the Clubhouse will necessitate an assessment. I also informed everyone that the Board realizes that many of you have had to pay assessments for new roofs and that everyone has experienced increases in their HOA fees and insurance costs. To be fair to those who have had to pay large assessments the Board made the decision to hold off on the Clubhouse renovation until April 2026. The renovations of Clubhouses in the surrounding Communities have started with a minimum \$10,000 assessment and in many Communities the assessments ran as high as \$20,000 or higher. The Board is aware that few, if any of you, can afford such a large assessment. At the June Board meeting I informed those in attendance that the Board has capped our assessment to \$2,000 or under. The Board delayed the start of the project to 2026 to make sure that there will be no assessment in the calendar year 2024. With the renovation project starting in April 2026, we will need one quarter of the assessment money in the summer of 2025 to start the process of getting permits, blueprints and additional money for the decorator. The balance of the assessment would be due in the first quarter of 2026. The Board is giving everyone over a one year notice that one quarter of the assessment would be due in the summer of 2025, and slightly over a year and a half notice that the balance of the assessment would be due in the first quarter of 2026. The Board wants to give all of our owners ample time to plan to save the money for the assessment.

At the September Board meeting, which will be held on September 11th in the Clubhouse, First Vice President Ed Simon will give you a presentation of what the preliminary renovation plans include. There is a four page color pullout in this issue of the LOD Times with photos of the plans and on August 2nd we posted the renovation photos on the revolving screen in the lobby of the Clubhouse as well as on sandwich boards on the pool deck. The photos are also available to be seen on the scroll on our Community Channel 63. The photos were also shown on a screen by Ed during our July Agenda meeting, which was well attended, and the reaction of those in attendance was incredibly positive.

As is the case with any major project, the thirty-seven Associations must approve the assessment by a three quarters

positive vote. We have to give the Associations two weeks written notice for this vote and I am planning on holding this vote two weeks after the September Board meeting. We have already invested a considerable amount of money with the Decorator for her to produce the renderings, and if the Associations do not approve the assessment the project will be terminated, and we will continue to have an outdated, uncomfortable Clubhouse.

The Master Board needs the Associations' Boards to realize that they will all benefit from this project being approved. If we do not renovate our Clubhouse the value of our apartments could decrease. We have already experienced buyers who have looked at apartments they want to purchase and they want to live in the Lakes of Delray, and then they go to the Clubhouse and are turned off by its condition and decide that they do not want to buy here. If we renovate the Clubhouse, everyone's apartment's value will go up and we can maintain the quality of life in our community. I am most concerned that our community will start to go downhill if we do not proceed with this Clubhouse renovation project. In my almost four years as your President, I have emphasized the need to maintain our community and make improvements. I urge all of you to come to the September Board meeting where Ed will be going into more detail. You will all be given a chance to voice your opinions. For our Snowbirds and those who cannot attend the meeting, it will be broadcast on Zoom. Our Zoom is not interactive and if you have a question you can email the Board at Board.LOD@gmail.com.

The second vote that will take place two weeks after the Board meeting has to do with replacing the pavers on the pool deck. To refresh all of your memories, when the Associations voted to proceed with the assessment for the pool deck projects they also approved giving the Board the authority to borrow up to \$150,000 out of our reserves to complete the project in case of cost overruns. We budgeted the pool projects correctly and there was no need to borrow any money from the reserves. When we planned this project the idea was to reuse the pavers that have been removed from the area around the new spa and in the barbecue area. As it turned out the pavers were in such bad condition that they had to be replaced at a cost of \$35,000, which we did have in the pool project budget. The new pavers are beautiful and they are a major upgrade over the present pool deck pavers. The Board has realized that the pool deck is going to look horrible with two different colored pavers, and we have decided that we would like to install the new pavers over the entire pool deck now, and that can be done by borrowing up to the same \$150,000 from the reserves that the Associations granted us permission to borrow for the pool project cost, which we never had to use. The pavers were not part of the permission that Associations' vote gave the Board to borrow money from the reserves for any overruns in the pool projects, so we need to have a second vote to grant the Board permission to borrow this money. The money will be paid back in a year or a year and a half by Capital Contribution money and it will not cost any of our owners one penny to get this job done correctly. We simply want to borrow our own money. We will show you the new pavers at the September Board meeting and I am sure that once you see them you will agree that it makes sense to complete →

President's Message (cont'd)

By: Bob Berger

the entire pool deck now. We have close to \$1,000,000 in our reserve accounts, and if we borrow up to \$150,000 now we would still have ample money for any emergency that may arise in that year or a year and a half before we repay the reserves with the Capital Contribution money. I trust that the Associations will grant us the same permission to borrow the reserve money as they did two years ago at the start of the pool projects. The main pool and the Clubhouse are our two most used facilities in the Lakes of Delray, and both need to be modernized properly to look beautiful and to maintain the integrity of our community. The Board wants to give all of our owners the opportunity to see for themselves what is being planned and to voice your opinions. The time to do that will be at the September Board meeting. We urge you to attend this important presentation.

That brings me to another topic, which is that not all Associations attend our Board meetings. There are several Associations who have not attended a Board meeting in over a year. Each Association Boards' responsibility is to represent their owners at the Board meetings. I urge all of you to ask your buildings Board members if at least one Board member is planning on attending the September Board meeting. If they tell you they are not planning on attending the meeting you should ask them how they can decide on how to vote on the two votes mentioned here if they have not seen what they are voting on.

The September Board meeting will also be our annual Budget meeting. You were all mailed the 2025 Lakes of Delray budget in August and if you have any questions I urge you to go to the office and see our Property Manager, Ron Nolan. He will be more than happy to answer your questions or concerns. Please do not wait until the September Board meeting to ask your questions.

Thank you for taking the time to read this article. I, as well as the rest of the Board of Directors, look forward to meeting with you at the September Board meeting.

LOD PRESIDENTS FORUM

Friday, Sept. 6th 2024 | 10AM | Multipurpose Room B

Topic– New Florida Legislation: House Bill #1029

Open to all board members/residents. Coffee will be served.

The Presidents Forum meets monthly to discuss ways for individual condo associations to benefit from working together to help cut costs, exchange ideas and solve common problems. Ideas are shared to help condo boards run a successful building. Florida Legislation has recently enacted new legislation and implemented some changes to various existing regulations that may impact your associations. Some of the changes went into effect as of July 1, 2024. **Add'l info contact: Harry Brudka 732-735-7831**

Community Affairs

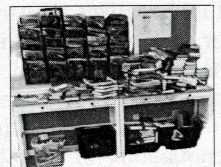
By: Dave Passman

As all of you have heard the Florida Legislature has passed new laws going into effect on July 1, 2024 as well as January 1, 2025. One of the new regulations effective July 1, 2024 requirements is that all board of director members must take four hours of Continuing Education classes every year. We are making arrangements for LOD's attorney to provide these continuing education hours once the curriculum has been passed down. As of this writing, he has not received a curriculum from the state. All association board members are invited to join these sessions at no cost to the association. If you do not join, you will need to make your own arrangements to comply with the law as it stands today. We will communicate further once arrangements are made.

Pool, BBQ, and Library

By: Jessica Krufeifier

Pool/BBQ- It's almost time to start prepping for our BBQs! I think that's the one thing that we all have missed the most. Gathering of friends, sharing a meal outdoors in our fantastic weather. When the hot tub is completed you will notice the double railings, making it safer and easier to come in and out of the spa. The pool deck lighting is giving the area a more modern feel, embellished by the plantings at their base.



Library- Summer time has shorted us of our library volunteers. I would like to thank Sue Zane for offering a helping hand. This photo is an example of haphazard donations, mostly books that are too old to even have a place on our shelves. At the present time we would like to put a HOLD on donations due to the lack of space. Moving forward we will sort through our stockpile and make room available for future donations.

Reminder to LOD residents, glass is NOT permitted on the LOD pool deck. Let's work together, to continue to keep our areas safe.

LOD Bistro and Sports

By: Robin Warner

Bistro- The LOD BISTRO is back! We are planning our inaugural Pre-show Bistro on September 22 from 6:30 - 7:30, the night of the Motowners. Having dinner before the show? Having friend for dinner? Or, just eating home? Join us in the Large Card room for Coffee and Dessert before the show. We will have coffee, pastry and cookies on sale for a reasonable price. Grab a table, sit with your friends, listen to music or just chat and enjoy some tasty treats while waiting for the doors to open.

Sports- Inter-community league pickleball is back. For the fall season, we have two teams in the Monday Play It Forward League, one in the Tuesday Women's PWR Pickleball and at least one team in the Boomer and Saturday Leagues. Come and cheer our teams on - schedules TBD.