

Delray Villas Recreation Association, Inc.
13773 Circular Drive
Delray Beach, Florida 33484

Dear Delray Villas Recreation Association Members,

Please take this as official notice of a special Board of Directors meeting to be held on **Thursday, October 23, 2025, at 6:00 PM** at the **Delray Villas Recreation Center, 13773 Circular Drive, in the "A" Building. Zoom link available on website: delrayvillasrec.com**

The purpose of this meeting is to discuss and review proposals for upcoming renovations by conducting **maintenance, repairs, and capital improvements to the Delray Villas Recreation exterior areas, and repayment for outstanding reserve replacement funds** due to past audits, and 2025 emergency repairs that were completed.

This project will include discussions on exterior renovations and rehabilitations in the following areas of the complex:

- **Pool/Spa area: pool, spa, patio, chiller/thermo heaters, equipment, furniture, fencing.**
- **Tennis/pickleball courts, stripping, lighting, and fencing.**
- **Bocce/shuffleboard area and sheds.**
- **"B" Building window/door replacements.**
- **Parking lot paving, drain bins, wheel stops, stripping, and signs.**
- **Canopy, railing painting.**

Discussion on allocation of replacement funds:

- **Past years in audits.**
- **Emergency repairs completed in 2025 AC Units "B" Building, Mold Mediation "B" Building, Gym, Mechanical Rooms, Pool leak interior drain and underground paver major pipe break.**

The Board will review the bids and discuss potential funding options. We encourage all homeowners to attend and provide input.

Agenda:

- **6:00 PM** : Project Overview and Needs Analysis
- **6:15 PM** : Review of Bids and Professional Reports
- **7:00 PM** : Discussion on Replacement Funds
- **7:15 PM** : Discussion of Funding Alternatives: special assessment, loan, payment plans
- **7:30 PM** : Open Forum for Homeowner Questions and Feedback
- **8:00 PM** : Board Vote
- **8:10 PM** : Motion to Adjourn

This is not a voting meeting for members, but a chance for an open and transparent conversation. A board vote only to proceed with a Special Assessment. We will provide all the facts and figures to help everyone understand our community's needs. We look forward to seeing you there.

Best regards,
The Board of Directors
Delray Villas Recreation Association
561-239-6844