

# WILL WE EVER GET THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

Our underground infrastructure is collapsing due to years of total neglect. Our POA and Country Club administrators **"recklessly abandoned"** that important **asset**. Disregarding infrastructure causes repairs, maintenance or replacements to be without funding, impacting the community in the future. **Natalie Mitchell**, hired and paid as a professional consultant with the title of **"Property Manager"**, should have **"apprised"** Board members that corrugated steel piping has a useful life of 25 years. To repair and/or replace this underground structure, we will be tearing up golf courses and streets. Proper management would have been on top of the situation before the rejuvenation of the golf courses and road resurfacing took place. Restructuring due to neglect is more costly and **"might"** now **become a project in excess of \$2 million dollars**. Members have not been given an **"Up-date"** as to the precise costs or the reason for the **"AWOL"** of the leadership. In Delaire style, instead of telling the truth the Board politicized that no new assessment will be needed. **Read: [October 3 2018 Where is the Money](#)**. The **"UP-DATE"** by the POA Board can only be viewed as false **"propaganda"**!! The Board underperformed. **"Greenhorns" never anticipate important issues. Novices concentrate on implementing unwanted programs:** Trap Gates, Speed Bumps, hosting punishments, giving members hard times wanting changes for roofs and painting their houses. **Where was Natalie Mitchell the property manager? It was her job to keep "greenhorns" aware of hidden infrastructure. She failed as a professional and as such should be "sacked"**.

The Country Club, by not concerning themselves with the POA's **overwhelming underground catastrophe**, acting as not being part of the same community **"naively"** introduces an **\$8 million dollar "copycat mentality" TAJ MAHAL** plan. POA members are the bankrollers of all Capital improvements including the Country Club? **[April 18, 2019 -Read the Five Year Strategic Plan](#)** Funding extravaganzas under the present **"mayhems"** is inconsistent with good financial guidance". No **"UP-DATE"** was given as to how many **mandatory members** are still active members. Many fled and abandoned their homes. They were no longer able to afford Delaire, triggered by the \$23 million dollar Clubhouse/Health Club/Pool,

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\$4.4 million dollar never to exceed golf enhancement program (*costing \$8 million*) and the \$ 1 million dollar Beautification program. Abandonment was their only way out. Another \$8 million program over and above the infrastructure bail-out will add to defections. The bail-out by itself will spur leavings. Best guesstimate on remaining mandatories, due to no **"UP-DATE"**, is from 326 down to 280, a loss of 46 full dues paying members totaling \$1,863,460. The Board tries to make up the lost revenue by adding 80 non-resident members **paying only about half the dues** that residents must pay and with no or nominal initiation fees. **They get free golf carts, bag storage and other benefits unavailable to resident members. We have been told that those non-residents benefit each resident member to the tune of \$3400 per year. Additional personnel and resources are needed to service those additional 80 members.** This is all based on an analysis by Treasurer Bob Hovanec. **The only problem is that no one outside the Board has seen the analysis. We challenged their findings and asked for a copy, but it wasn't provided. We should all pay the same fees.**

*Common sense will tell you that when one group of 280 people is paying 40K per year and another group of 80 is paying on average about 24K for the exact same access to facilities, the group reaping the benefit is the non-residents.*

**Read: June 8<sup>th</sup> 2019 16801 Rose Apple on Life support**

**Read: 2019 Dues Comparison Resident vs. Non-Resident**

Why do **Non-Residents Pay half as much**, but have access to all the same facilities, without limitation, as residents? **It's crazy.**

An **"UP-DATE"** should be forwarded giving transparency concerning bad debt, late payers and non-performing or suspended members. We should be made aware as to how the Club and the POA handles such matters. There is no valid reason that these matters are kept confidential. Before we wrote this article, we asked the Membership Chairman **"Curtis Karpel"** to give us information as to the total remaining mandatory members that have Capital Improvement responsibility. He resisted the request, **"stonewalling"** us. Using litigating pressures we received false information that had to be corrected based on our initiative. We believe he still did not give us the true figures, hiding behind confidentiality. **As members of Delaire we feel such "irritation" by an elected official should be met with his forced resignation, forthwith. KARPEL has demonstrated in the past that he has his own agenda built on vengeance which has no place as an elected official, he must be ousted! He was the guy with the "detailed**

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**hole by hole plan” that didn’t exist.** We have a lot of goings-on which can no longer be condoned. **“UP-DATES”** must be made known on issues that concern financial interests of **“mandatory members”**. As Bankrollers of Delaire, mandatory membership is dwindling due to unsustainable Board programs that financially impact remaining members. Mandatory members are the final voice and our sacred vote must be without any Board interference. Professional management needs to come to Delaire and we suggest that **someone, anyone make the call before it’s too late.**

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**MAKE THE CALL WHILE  
WE STILL HAVE SOME VALUE**

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