

# SPENDING OTHER PEOPLE'S MONEY WITHOUT THOUGHT

## Part 1

The above topic denounces the monetary abuses of our elected leadership. The explanation authenticates the total disregard of the Delaire Board's "**Fiduciary Responsibility**" to our equity home owner members. The topic portrays the board's nonstop corruption that has been established as a standard. The **GOLF COURSE ENHANCEMENT PROJECT, BEING ONE OF THE LATEST AND THE MOST EXPENSIVE**, has been selected as PART I of this extensive report. The wide-ranging subject-matter requires several follow-ups.

Visit [www.delairegovernance.com](http://www.delairegovernance.com). There you will find all of the information the **board does not want you to hear!**

Our board members promised (before the election) to do everything to make Delaire the best and most well-regarded Country Club in all of Southern Florida. Those pledges were recorded in the "**GOOD LIFE**" magazine in the articles titled "**Meet Your Candidate**". **Those promises have not been kept.**

When eyeballing our surroundings from within our community, we are confronted with large areas of brown ugly pine hay. The enduring sea breezes constantly blow away the pine hay and uncover the dirt that was barley covering the shabby areas. What was once covered by grass is now in **shambles**. The **new look** at Delaire **denotes a stock-yard more than a Golf Community**. Long gone is the spin of the "**Town Hall Meetings**" that boomed the promises of a spellbinding vision. It is now clear we were betrayed by the "**BIG LIE**". The realities call into question the spending of huge sums of **other people's money!**

Playing on any of our three courses, individuals become aware of the lack of grass in the roughs and feel the bumps when riding the fairways. Even the "**Tees**" are a mess. The driving range is **acatastrophe**. Playing the courses on a regular basis gets golfers accustomed to the mess, and after a while they no longer observe the shambles. Getting used to noticing a disaster day in and day out is not uncommon amongst

people. To even better explain the sensation of acceptance, I use the following example: Individuals experiencing pain in their bodies over an elongated period get used to the feeling, and the pain can disappear. I only began to realize the **enormity of our irritant** when I was lucky enough to be invited to play away. Once on another golf course I realized the **"BIG LIE"**.

Reading our board minutes added further wisdom to the level of the **"BIG LIE"**. The statement of Steve Saltzman made at the April 21st board meeting, leaves no doubt as to the squandering of our monies on a failed project. Saltzman was in charge of the **"Golf Enhancement Program"**. His fiasco, (not his alone) got him elevated to the executive committee. At Delaire when you **fall flat in an assigned task you get promoted!** *In the real world you get fired!*

The **"Golf Enhancement Program"** has been completed. The President and the board patted themselves on their backs by way of all the **"BIG LIES"**, the **"HULLABALOOOS"**, and **"NOTABLY"** in the write ups in the sections of the **"Good Life"** magazine.

How much was spent, and how much the board sanctioned the program to go **over budget**, has been kept secret. At the launching of the program we were told **"NOT TO EXCEED \$4.4 million dollars"**, that was a **"BIG LIE"**! Many of our members feel that the **"Golf Enhancement Program"** is way over budget. **Intuition & simple math** tell us we spent well **over \$7 million dollars**. Ask yourself the big question? **WHY DON'T THEY TELL US HOW MUCH IT COST?** That question has been asked but never gets answered. **WHY?**

**Transparency is not** part of the drill practiced at Delaire. **Truthfulness disappeared** long ago and **must be restored** if we are **to get more people interested in moving to our community**.

**Almost half a year has gone by and we only had 3 closings on houses.** According to Mark Zucker our Treasurer we need a **minimum of 18 sales to remain solvent with our Capital Improvement Fund**. If not, we will experience HUGE shortfalls requiring **new assessments** that will be extorted from our equity homeowners. **Not a penny from our non-resident members, they are not responsible for our capital improvement fund as per the contract given them by our board.** They use our facilities without having any obligations of

funding the costs they create. Another board failure, ***another way to spend other people's money!***

The board has already withdrawn \$1.5 million from the **Capital Improvement Fund** to finance our "Enhancement Disaster". Additionally we granted a **withdrawal of \$200,000 for the next 5 years**. A vote passed by the members allowed the board to **borrow \$3 million dollars** from the Regions Bank to be repaid in 5 years. That is ***spending other people's money in a grandiose style***. The vote permitting all of these appropriations **has to be questioned in the light of the Allan Killik confession of his *fraudulent signing*** of a non-voters ballot. The Question: ***Who else, and how many times?***, remains unanswered!

Recently I told you that the Delaire board authorized the **abandoning** of our superior designed golf courses conceived by one of the finest golf course architects **JOE LEE**. **Kipp Schulties and Lee Marshall** destroyed his genius. **Saltzman was in charge of the destruction**. In the board minutes dated April 21, Saltzman alluded that it is time to resurrect the **JOE LEE** golf course. What an example of a waste of membership money! First destroy and then re-do what we have destroyed. That is what ***"SPENDING OTHER PEOPLE'S MONEY WITHOUT THOUGHT" IS ALL ABOUT!!*** Steve Saltzman confirmed that the board will rebuild the course over the next few years, replacing the bunkers and etc. they demolished.

**Spending other people's money** is an uncontrollable habit by the Delaire board. Can a druggie stop using drugs even if he knows it can kill him? It is a zigzagging system of events that keeps the board wasting and spending untold dollars at every segment of our club's pursuits. That is the reason our yearly dues keep increasing. We are amongst the highest dues paying memberships in all of Florida!

The spending, overspending and abusing members' money by the board has become ***"business as usual"*** over the years without giving it much thought. The board never considered that there are only 326 mandatory members that have to assume all of the expenses.

Follow [www.delairegovernance.com](http://www.delairegovernance.com). We will keep you apprised and go to work on changes that will eventually take place due to our efforts to protect and inspire our members.

Sincerely,  
Manny Brecker  
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Manny's Corner Article #8 posted June 19, 2017

## **SPENDING OTHER PEOPLE'S MONEY WITHOUT THOUGHT PART 2**

Spending other people's money can be fun for the spender, but it is never a gratuitous affair for the provider of the funds. **"WE SPEND, THEY PAY"**! Four simple words which separate the **HAVES** from the **HAVE-NOT'S, THE RIGHTEOUS FROM THE WRONG.**

Such a philosophy is operating right under our noses at *Delaire Country Club*. The board has **"hijacked"** our voting system. **ARTICLE III Section 8 A-D states as follows:** "The signature and membership identification on the outer envelope shall be checked against a list of qualified members properly signed".

**FACTS:** The by-laws are a contract between the members and the governing body. ***There is no Judge that can re-write a contract! That is the LAW!*** The board insist on interpreting it otherwise, but circumstances will force them to rethink their resilience. The most compelling reason for the changes to be made is set beneath.

1. **Allen Killik** confessed under oath that he has **forged** a nonvoter's ballot on a ballot envelope. The forged signature on the ballot envelope **was counted as a qualified vote**. It was performed under his supervision as the Secretary of the Club and the supervisor of the Inspectors of Election. That participation under Killik's control puts the board's interpretation of our **ARTICLE III UNDER WATER!**
2. The board having full knowledge of Killik's engineering **VOTER FRAUD**, did not ask for his resignation, and instead went out of their way to defend his action as a man of COMPASSION. My interpretation of such an act of convenience makes me ask once again **WHO ELSE AND HOW MANY MORE?**

Once the members vote has been compromised as it has in the Delaire Country Clubs state of affairs, **OTHER PEOPLE'S MONEY** is in Jeopardy!

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**IN PART I:** I have demonstrated how our member's money has been wasted on a failed **GOLF ENHANCEMENT PROJECT, and the ramifications of such failure in Delaire's future.**

**IN PART II:** I will demonstrate how our member's money has been **wasted on unwarranted duplications of LEGAL EXPENSES**. We pay for insurance. **WHY don't WE make full use of what we paid for?** Insurance policies are the hedge against adversities. **WE PAY - THEY PROTECT**. Another example of spending other people's money without thought!

The Boards **FAILURE** to observe "**Common Law**" fixated me to **litigate at my expense**. Delaire Country Club had the protection of their D &O insurance to mitigate all of their legal expenses minus a small deductible. The Club upon being served, immediately sought the **protection of their insurance carrier**.

The ensuing legal battle started in 2015 and was settled in 2017 between the carrier and my attorneys. The club had no voice or in-put in so far as the defense or settlement was concerned. All of their rights and duties were spelled out in their policy. There were no monetary obligations or any further risk for the club once the deductible had been satisfied. Having no input the carrier was in full control and was obligated to pay for any and all expenses or judgments that may be forthcoming resulting from the litigation up to \$1,000,000 dollars

**FACTS:** Delaire Country Club filing their claim under the terms of their D &O policy was fully protected from any and all monetary judgements. There was no further need to engage any further legal services.

**FACTS:** The board disregarded their FIDUCIARY DUTY to the mandatory membership that is responsible for all the fiscal obligations of the club. With malice against a member, or the mandatory membership class, they engaged their outside law firm to duplicate large portions of the AIG carrier's defense. I became fully aware of this evidence on March 12th when Mark Zucker made the misleading statement at the annual membership meeting by stating that the Administrative expenses increases were due to the Brecker/Delaire litigation of 2015/2016.

**FACT:** On March 13th the very next day I requested the details of such an erroneous remark. That request started a soliloquy with constant divergences by Zucker not to give me the requested details. On 3/27/2017 I received his final answer.

**"In 2015, Delaire Country Club had total legal expenses of \$72,588, of which \$48,239 were associated with Brecker/Delaire legal issues. In 2016 Delaire Country Club had a total legal expenses of \$41,423 of which \$30,361 were associated with Brecker/Delaire legal issues". Signed MARK ZUCKER Treasurer**

The **wasteful uncontrolled spending** on legal expenses has not stopped and continues right into 2017. Requesting detailed information regarding the \$72,588 is

not a favor but a **mandatory regulation** as per Florida Statute 617.1604. The pattern for not performing as per **mandatory regulations by the board is continuous**. Childlike behavior is costly in terms of legal fees.

I finally had to engage a lawyer to force the club to respond. That engagement cost \$3050 and produced only partial results. The details were sent in a **redacted format** which is not within the scope of the request, **leaving it open to future litigation**. The actual submitted invoices from DICKER, KRIVOK & STOLOFF, **totaled \$45,845** a far cry from the **\$72,588**. That said, even **\$45,845** was abusing **OTHER PEOPLE'S MONEY!**

For the time being, I made a demand for repayment of the expenses that are attributed to not receiving the information. The matter is now on the **court calendar to be heard on June 21st**. By the time the issue is resolved the requested amount will double. Just another example of **SPENDING OTHER PEOPLES MONEY WITHOUT THOUGHT!**

All of this needless wasted money and effort is being waged by the board to punish a **Mandatory Member** for having the “**fearlessness**” to demand his rights. It may be acceptable to the “**BLASÉ**” membership, but such an exposé is being viewed at [delagov@aol.com](mailto:delagov@aol.com) by potential purchasers of homes in Delaire. Based on our responses from the web it is turning people away from our community. **Who in his right mind wants any part of such a litigious, evil, obnoxious, belligerent management!**

The people who are impacted immediately are all those that want to sell their homes without delay. **Eventually it will impact everyone that is an Equity Home Owner Member.** **MANDATORY MEMBERS BEWARE! BEING NONCHALANT IS NO LONGER AN OPTION! THE CALL FOR ACTION IS LONG OVERDUE!**

Sincerely,  
Manny Brecker  
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