

WHY WE MUST VOTE "NO"

The Board's struggles to get Mandatory Members to vote for a **\$6.1 million dollar refurbishing of our 8-year-old club house**. Instead of splitting the voting per item, as discussed in the **Town Hall Meeting**, they are pushing to have one ballot voting for the **\$10 million dollars**, which gives them full control to do with the money as they wish. At the Friday **Bagel Klatch**, Zucker insisted on one ballot for **\$10 million**. Members, clearly thinking about the process, do not agree with the Board and want a split vote or better yet, none. [Delaire Governance](#) has presented documented evidence of past failures and misuse of funds. Read all of the Articles that prove our **distrust** of an **OUT OF CONTROL BOARD**. The latest misuse of funds was the **\$150K presentation, without member's approval**, as per **Article V Section "I"**. **Florencia Martinez, Howard Kent** and our website showcased **INES GARCIA's** lack of proper credentials. The board hired her and put her in charge of the \$6.1 million decorating job. The board **never vetted Garcia!** The Board had no alternative but to fire her after her credibility had been challenged by the membership. That wiped out the largest part of the \$150K presentation. That fact that no vetting was in place and that Garcia had to be fired and the wasted time & money should require Zucker and David Simon to resign from the board. [Read: Flim-Flam Alive & Well at Delaire](#)

Instead of ousting them, they look to be rewarded with **\$10 million dollars** to continue their journey to cover-up mistakes of the past, which they call a **5 Year Strategic Plan**. **Remember their PR tricks**. We have a **Hole by Hole Plan**, \$4.4 million not to exceed golf enhancement plan, **Non-resident half dues no initiation fee and free golf carts will keep our dues lower, \$3400 benefit per resident member per year by contribution of the non-resident membership**. None of those programs and many more never worked and cost us money. The website is full of them with backed-up details.

Only 8 years ago, we spent **\$27 million on the Club House/Health club facility**. **The proposed trashing of our Club House equates to \$3,375,000 per year of use and bestows us with approximately \$10 million of unpaid debt. Taking on another \$10 million dollar debt, IN ALL THE ANNALS OF GOOD BUSINESS MANAGEMENT, IS CRAZY!** To stay competitive Zucker & Co. want to completely refurbish. They think it will entice new members. Based on numbers involved it is unsustainable and will do the opposite and drive us into bankruptcy. They never researched the reason why we got such a slim response to our new Club House 8 years ago. It's the lack of good programs. Resident members are repaying the loan at \$410 per month, \$5300

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annually. Even after we destroyed the old, we continue to pay for what is no longer there. **At this time each resident member has paid \$42,400 for repaying the debt. Nothing from the non-resident members. They have been excused and they use the club house more than the residents.** During the Town Hall meeting many members asked. **Why don't non-residents pay the \$410 per month?** Zucker claimed it was competition that we would lose the non-residents if we raised their dues. It is not his decision it is a members decision and he was told that we will take that chance but will not continue with business as usual.

Zucker and Hovanec explained that we are going to extend the \$410 monthly charge for six years to repay the new debt as well as the \$1200 a year expiring in 2020. **Non-resident member do not pay the \$410 monthly charge. THEREFORE THEY ARE NOT GOING TO PAY FOR THE EXTENSION!!** The board favors the non-residents over the mandatory members because they can quit. We captives are forced to subsidize them. **We are tired of being suckers for bargain hunters.** That is one of the most compelling reasons for **VOTING-OUT Mandatory Membership and look for a Professional management group.** Our Board has lost its way, bungled every program and continues to waste dollars that we must borrow. Zucker never ran a successful business as his resume shows. [Read: Zucker the Banker's resume.](#)

The **GARCIA** event made it clear that the board hasn't a clue to managing Delaire. Never screening a person they hired to implement a \$6.1 million dollar refurbishing program shows complete irresponsibility. How can reasonable people give them a new \$10 million dollars to play with when they should have been fired for all of the failed programs of the past? They terminated **Garcia** under pressure which wiped out thousands of dollars for her renderings and time she spent. **We must not entrust them with another \$10 million dollars WE MUST VOTE NO!**

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