

WHY AREN'T HOMES SELLING AT DELAIRE?

There are two primary reasons why homes are not moving at Delaire. The first is a lack of demand created by the fact that the Board offers Non Resident Memberships at bargain prices. **If you can become a member for half price and walk away anytime**, why lock yourself into a Country Club, with ongoing and escalating costs, that is tied in with your residence? [Click here to read the details of that issue.](#)

The second reason is that most homes **not in need of serious rehab** have to compete with builder homes which are subsidized by the mandatory resident members through illegal and unauthorized builder agreements. Look at the following page. **We have reviewed all the home sales in 2018.** We have color coded them to illustrate the level of competition a home owner faces when trying to sell their home. Of 29 home sales, 8 appear to have been sales from resident owners to new resident owners. 2 other transactions were legacy in nature. The other 19 all appear to have been facilitated through a builder purchase or sale and in several cases, lender repossessions. Those repos, with one exception were from people who previously had builder agreements. We have reported on the repos in a prior article called [Builders Gone Bad.](#)

This means that literally 65% of the real estate market is subsidized by Delaire Mandatory Resident Members. Those same members must then compete with the builders they subsidize when they want to sell their homes. **IT IS WRONG. IT IS UNAUTHORIZED. IT MUST STOP. ONLY RESIDENTS CAN AMEND OUR DECLARATION OF COVENANTS.**

[Look at the following page](#) which graphically illustrates the competition you will encounter if you try to sell your home. **GET READY TO TAKE A BIG HIT IF YOU WANT OUT OF HERE. UNFORTUNATELY, SOME HAVE ALREADY HAD THAT EXPERIENCE.**

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Of the 29 transactions listed below, we believe that **only 8 were generated without benefit of unauthorized Builder Agreements**. Two other transactions took place because of family ties. **The rest resulted because Mandatory Residents of Delaire are forced to subsidize builders.** It also reflects bad decision making by our Boards who granted builder agreements to unqualified companies. **This must stop.**

READ www.delairegovernance.com/bogus-builder



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser
We Value What You Value



Builder Buy or Repo by Lender

Builder Sale

**Free Market Transaction without benefit of
Builder's Agreement, of which we are aware.**

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Select	Sale Price	Sale Date	Owner Name	Location	Municipality	Size(Sq. Ft.)	Quick View	Map
	\$75,000	2018-04-10	SMITH JEFFREY	3936 LIVE OAK BLVD	DELRAY BEACH	2520		
	\$100,000	2018-05-25	16911 RIVER BIRCH CIRCLE LLC	16911 RIVER BIRCH CIR	DELRAY BEACH	3312		
	\$100,000	2018-12-28	3763 RED MAPLE CIRCLE LLC	3763 RED MAPLE CIR	DELRAY BEACH	2164		
	\$125,000	2018-03-22	SMITH JEFFREY	3850 LIVE OAK BLVD	DELRAY BEACH	3002		
	\$125,100	2018-06-21	HMC ASSETS LLC TR	4436 WHITE CEDAR LN	DELRAY BEACH	2232		
	\$131,000	2018-11-23	YALE MORTGAGE FUNDING LLC	4572 WHITE CEDAR LN	DELRAY BEACH	2148		
	\$145,100	2018-06-27	HMC ASSETS LLC TRUSTEE	16852 SILVER OAK CT	DELRAY BEACH	2251		
	\$176,500	2018-11-21	ECP CAPITAL PARTNERS INC	16918 RIVER BIRCH CIR	DELRAY BEACH	3008		

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	\$189,500	2018-07-02	PAPPAS JAMES & believe builder agreement in place. bldg. permits issued	3705 RED MAPLE CIR	DELRAY BEACH	2839		
	\$325,000	2018-05-23	BLICK JOAN S Inter family transfer	16901 ROSE APPLE DR	DELRAY BEACH	3012		
	\$350,000	2018-03-29	4533 WHITE CEDAR LANE LLC	4533 WHITE CEDAR LN	DELRAY BEACH	2540		
	\$355,000	2018-04-19	SELECT PROCESSING LLC	3979 LIVE OAK BLVD	DELRAY BEACH	3395		
	\$364,500	2018-05-25	WOLF AUGUST LOUIS	3714 RED MAPLE CIR	DELRAY BEACH	3118		
	\$385,000	2018-02-23	WILSON OLIVER U &	4382 WHITE CEDAR LN	DELRAY BEACH	2550		
	\$402,000	2018-04-16	4754 TREE FERN DRIVE LLC	4754 TREE FERN DR	DELRAY BEACH	3179		
	\$410,000	2018-10-24	CANTER ARTHUR	4469 WHITE CEDAR LN	DELRAY BEACH	3743		
	\$420,000	2018-04-06	4550 WHITE CEDAR LLC	4550 WHITE CEDAR LN	DELRAY BEACH	3071		
	\$446,000	2018-04-11	AIDEKMAN JEFFREY A &	3791 RED MAPLE CIR	DELRAY BEACH	3175		
	\$510,000	2018-04-05	HERBSTMAN CLIFFORD N TRUST	4641 TREE FERN DR	DELRAY BEACH	2668		
	\$525,000	2018-08-06	ROSENBERG MICHAEL E & some sort of inter family transfer	16870 RIVER BIRCH CIR	DELRAY BEACH	3407		
	\$537,500	2018-07-02	GERZOF GAIL S LIVING TRUST	4722 TREE FERN DR	DELRAY BEACH	2867		
	\$540,000	2018-03-01	MILLER IRA S &	4271 LIVE OAK BLVD	DELRAY BEACH	3877		
	\$585,000	2018-09-12	WOODIRON LLC	16650 IRONWOOD DR	DELRAY BEACH	3323		
	\$600,000	2018-11-27	4182 LIVE OAK BLVD LLC	4182 LIVE OAK BLVD	DELRAY BEACH	5518		
	\$690,000	2018-09-25	SNYDER HARRIS &	16721 ROSE APPLE DR	DELRAY BEACH	3029		
	\$825,000	2018-04-13	PARDO RICHARD S &	4740 CHERRY LAUREL LN	DELRAY BEACH	3239		
	\$1,625,000	2018-01-15	MCALDUFF PAUL J &	4689 TREE FERN DR	DELRAY BEACH	4139		

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\$1,850,000

2018-
03-21

DANKO GEORGE M &

4521 LIVE DELRAY
OAK BLVD BEACH

5741



\$2,550,000

2018-
01-03

KIMMEL CAESAR &

16658 DELRAY
SWEET BEACH
BAY DR

5323

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