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 crated 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 <u>Builders Gone Bad</u>.

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.

ABOLISH MANDATORY MEMBERSHIP

Property Appraiser, Palm Beach County, Florida, USA

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





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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Selec	t Sale Price	Sale Date	Owner Name	Location	Municipality	Size(Sq. Ft.)	Quick View	Мар	
	\$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			
ABOLISH MANDATORY MEMBERSHIP									

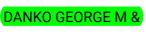
9/2019			Property Appraiser	, Paim Beach Co	unty, Fiorida, USA			
	\$189,500	2018- 07-02 <mark>l</mark>	PAPPAS JAMES & pelieve builder agreement in	3705 RED MAPLE CIR	DELRAY BEACH	2839	Q	
	53/5,000		blace. bldg. permits issued BLICK JOAN S Inter family transfer	16901 ROSE APPLE DR	DELRAY BEACH	3012	Q	
	\$350,000	2018- 03-29	4533 WHITE CEDAR LANE LLC	4533 WHITE CEDAR LN	DELRAY BEACH	2540	Q	
	\$355,000	2018- 04-19	SELECT PROCESSING LLC	3979 LIVE OAK BLVD	DELRAY BEACH	3395	Q	
	\$364,500	2018- 05-25	WOLF AUGUST LOUIS	3714 RED MAPLE CIR	DELRAY BEACH	3118	Q	
	\$385,000	2018- 02-23	WILSON OLIVER U &	4382 WHITE CEDAR LN	DELRAY BEACH	2550	Q	
	S402 000	2018- 04-16	4754 TREE FERN DRIVE LLC	4754 TREE FERN DR	DELRAY BEACH	3179	Q	
	\$410,000	2018- 10-24	CANTER ARTHUR	4469 WHITE CEDAR LN	DELRAY BEACH	3743	Q	
	\$420,000	2018- 04-06	4550 WHITE CEDAR LLC	4550 WHITE CEDAR LN	DELRAY BEACH	3071	Q	
	S446 000	2018- 04-11	AIDEKMAN JEFFREY A &	3791 RED MAPLE CIR	DELRAY BEACH	3175	Q	
	\$510,000	2018- 04-05	HERBSTMAN CLIFFORD N TRUST	4641 TREE FERN DR	DELRAY BEACH	2668	Q	
	\$525,000	2018- 08- <mark>06</mark>	ROSENBERG me sort of inter family transfer MICHAEL E &	16870 RIVER BIRCH CIR	DELRAY BEACH	3407	Q	
	\$537,500	2018- 07-02	GERZOF GAIL S LIVING TRUST	4722 TREE FERN DR	DELRAY BEACH	2867	Q	
	\$540,000	2018- 03-01	MILLER IRA S &	4271 LIVE OAK BLVD	DELRAY BEACH	3877	Q	
	\$585,000	2018- 09-12	WOODIRON LLC	16650 IRONWOOD DR	DELRAY BEACH	3323	Q	
	\$600,000	2018- 11-27	4182 LIVE OAK BLVD	4182 LIVE OAK BLVD	DELRAY BEACH	5518	Q	
	Shunnin	2018- 09-25	SNYDER HARRIS &	16721 ROSE APPLE DR	DELRAY BEACH	3029	Q	
	\$825,000	2018- 04-13	PARDO RICHARD S &	4740 CHERRY LAUREL LN	DELRAY BEACH	3239	Q	
	\$1,625,000	2018- 01-15 OL	MCALDUFF PAUL J & SH MANDATO	4689 TREE FERN DR ORY MI	DELRAY BEACH EMBERSHIF	4139	Q,	

original builder home, later occupied www.delairegovernance.com 3/19/2019 builder who finally sold it.

Property Appraiser, Palm Beach County, Florida, USA





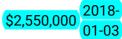


4521 LIVE **DELRAY** OAK BLVD **BEACH** 16658









KIMMEL CAESAR &

SWEET BAY DR **DELRAY BEACH**



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