

THE REAL PROBLEM TORMENTING DELAIRE IS MANDATORY MEMBERSHIP AND VOTER FRAUD

The problem is not **mysterious** or new. The Squabble has evolved after 30 years of changes that has uprooted “WHAT WAS ONCE KNOWN AS THE DELAIRE”.

It often happens when the cadre of the “conceivers” fade away, and are replaced by a “new corps” that no longer have the same dedication that made Delaire the exclusive private member caring club of yesterday!

WHAT BROUGHT ON THE CHANGES THAT ARE ENDANGERING OUR FUTURE?

The most drastic change at Delaire occurred when the new “**heirs to the board**” forced the membership vote on the concept of **MANDATORY MEMBERSHIP**. The vote was concluded **disregarding the signature requirement as written into the by-laws of Article III Section 8 A-D**. Without a signature check how can we be assured that there **was no voter treachery?** “**Mickey Mouse**” can sign the ballot envelope and be **classified as a qualified voter**.

Only recently **Allen Killik the Secretary of the Club who supervises the voting process, confessed he forged a nonvoter’s signature**. [Read his sworn confession by clicking this link](#). **Question:** who else and how many others? The report in the Board Minutes of April 3, 2017 even went further. Shockingly Secretary Jeff White reported receiving a note from former **Secretary ALLEN KILLIK thanking the Board for the golf bag it provided in honor of his service**. **Question:** Does honoring a Board Officer who committed **VOTER FRAUD** signal that forging signatures is an acceptable practice by board members? **WAKE-UP MEMBERS! CHANGES ARE LONG OVERDUE!** The system and everything that goes along with what “may” have condoned voter fraud needs change!**Without a proper voting system we have no voice as to our wanting!**

The “**HEIRS' DAYDREAM**” for **Mandatory Membership**, assuming the vote was legitimate, might have made sense then, it was to be viewed as a short cut to **perpetuity**. Logically, **IT WAS NOT CONSTRUCTIVE LONG RANGE PLANNING!**

If **Mandatory Membership** has a chance for survival in the future, (which is doubtful) it can only be “**carried out**” with very dedicated boards that are

professional, truthful and practice their FIDUCIARY RESPONSIBILITIES. **That is not a pursuit practiced at Delaire.** Our website www.delairegovernance.com has compiled data that proves that Delaire has to rid itself of **Mandatory Membership** and that the time to end it has arrived! We are now aware that **VOTER FRAUD IS A REALITY IN OUR MIDST!** I **predict mandatory membership must end, it will happen in one of several ways.**

1. Through legislation at the State level
2. By members voting it out of existence (the best method)
3. By Bankruptcy, the very reason it was devised in the first place. [READ MORE](#)

ADVANTAGES OF NOT BEING A MANDATORY CLUB.

DISADVANTAGE OF MANDATORY CLUB TO MEMBERS.

Not being a mandatory membership club increases the value of the homes. It makes selling them easier and brings needed members into the fold more readily. Boards become more **accountable** if members have the option to “**quit**” if they are not satisfied. The ability to resign, is management’s motivation toward practicing accountability, few dues increases, and keeping expenses to a minimum thereby retaining a happy membership resulting in good customer relations. That results in longevity for a club.

Mandatory Membership's only advantage is captive parishioners, which create unforeseen problems for the future. **Boards become sloppy and careless. Accountability and controlling expenses fades away gradually.** Dues escalation eventually brings on discontent and forces unwanted changes altering the original concept. As the club ages within their membership, renewal of members gets ever more difficult. Encumbrances of the mandatory membership and the increases of financial requirements due to poor management eventually find their mark. That can result in eventual failure.

Who patronizes a retail establishment that constantly increases prices and flaunts poor services? **Mandatory Membership rules enable slipshod and unprofessional boards to remain functioning** because members are **trapped**. Mandatory Membership is the doorway that tolerates the arrogant elected to feel “**WE ARE THE BOARD AND CAN DO AS WE PLEASE**”.

Treating and fixating on members as customers and valued guests, keeps management on top of their game. That is the “**mantra**” of a successful club, and gives rise to a happy contented membership. It also keeps the property value high if homes are part of the club facility.

In reverse, that is not a formula of importance for the **DELAIRE board**. Our board manages and rules by “**Deception, spins and intimidation**”. What you hear from board members and read in the “Good Life” is not what you get! The truth can only be found on [Delaire Governance](#). **Pictures are worth a thousand words**”. **Seeing is believing!**

[Delaire Governance](#) pinpoints the **absurdity of Mandatory Membership**. The time has come for us to rid ourselves of a **DISASTROUS** way to run a **HOME OWNERS EQUITY COUNTRY CLUB**. The board has destroyed our elegance and turned **DELAIRE into a semi-private club**. We are forced to accept non-resident members without an initiation fee and a **50% reduction of Mandatory Members’ dues**. That has ended Delaire as one of the best clubs in South Florida, semi-private clubs are forerunners of a public golf course. Initiation fees replenishing the **CAPITAL IMPROVEMENT FUND** are needed for keeping our club financially sound. The Delaire board ignores such essentials.

If Delaire is to remain an **AFFORDABLE HOME OWNERS MANDATORY MEMBERSHIP CLUB** we must revert to our origin. If we accept **NON-RESIDENT MEMBERS** they must participate in bankrolling our club like all of our **mandatory members do**. Full dues and an initiation fee. The only differential, they do not have to be burdened with mandatory membership. Our present system lowers our property values and the standing amongst the fine clubs in Southern Florida. **As mandatory members we pay the high price of the best clubs, even though we are no longer the best!**

Increasing the membership requires expanded services which relates to higher expenditures which must be funded by the new-comers. If their fees are inadequate, **mandatory members are forced to make up the difference**. The only way of determining if 50% dues reduction and no initiation fee of the new members is contributing to the clubs financial needs, is to **do a forensic accounting which the board refuses to do**. That conduct indicates disregard for proficiency which is surely misplaced. Selling memberships on the cheap robs us of our former fine club distinction.

The board inability to manage the club is unmistakable. One look at the “Golf Enhancement Program” is all that is needed. [See the evidence here](#). The pictures showcase the wasted millions which the board spins in their denials as numerous

improvements. Our President made the below statement in our "Good Life" which cannot be substantiated and simply boggles the mind:

"I expect that everyone has now had the opportunity to play our new golf courses and see the numerous improvements made. Without a doubt Delaire is clearly the best county(sic) club in South Florida. Our goal now is to ensure that we remain the best in the coming years."

[Click here for his full commentary.](#) Now as the President of the Board, one should be able to rely upon his statement about the club as an absolute fact. Presumably, he is in a position to know these things. No doubt, some prospective home buyers will assume our esteemed Board members have marketing studies, value comparisons and surveys that support this statement. Note also that just underneath Karpel's comments in [The Good Life](#), Judy Tarter mentions "our sparkling lakes". Regrettably our [PHOTOS](#) page and the image below show the current condition of our lakes choked with algae. Both Karpel's and Tarter's glowing reports on the course condition contrast markedly from the statement of Green Committee Chair, Steve Salzman, who is responsible for our **fabulous FAILED golf enhancement project**. At the April 21st Board meeting, he states ***"Work will be focused on the summer schedule and course enhancements (plantings, breaking up large pine straw areas, more grass). Course improvements such as adding bunkers and other changes will be addressed in future years".***

The results of a survey commissioned by the Delaire Board show that only 31% of Delaire members are satisfied with the value of their membership. [See the Summary of that survey by clicking this link.](#) Can anyone sincerely believe Delaire is the best country club in South Florida or even Delray Beach? **Mandatory members are stuck with whatever the Board dishes up. Unless you are willing to sacrifice your initiation fee and the costs associated with selling and moving somewhere else, you are stuck. We need to change the By Laws and rid ourselves of poor performance by the current regime. What would this survey show if taken today?**

All of the above is an exhibition of how the administration readdresses their mistakes in the hope that we are too complacent (which we seem to be) to do anything about! If Delaire were a hotel or golf resort they would be completely without guests. The people responsible would be **FIRE**. **WHY DON'T WE DO**

THE SAME?

I believe that if we weren't a Mandatory Membership Club all of the above related would never have materialized. Before spending millions of dollars, we would have recognized and eliminated such squandering and unexperienced administrators. That is the problem with Mandatory Membership which at the end of the day arises to bite us hard in our pocketbook.

THE QUESTION WHICH SHOULD BE ON EVERYONE'S MIND AT THIS POINT IN TIME IS: ARE WE GOING TO CONTINUE WITH THIS GROUP OF BOARD MEMBERS WHO ARE NEOPHYTES? ARE WE TO EXPERIENCE ANOTHER FAILURE?

ARE WE GOING TO ALLOW OUR VOTER BY-LAWS TO STAY AS THEY ARE AND CONTINUE ALLOWING VOTER FRAUD AND NOT LIFT A FINGER? TRUST AND VERIFY IS NOT TO BE IN DELAIRE'S FUTURE! ARE WE CRAZY OR STUPID?

ARE WE SO BLASÉ THAT WE ARE WILLING TO KILL THE MESSENGER, BUT LET " SINNERS" BECOME THE KINGS?

CONTACT ME WITH YOUR DECISION. I CAN TAKE IT, CAN YOU??

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