

## **Delaire Governance Delivers the Hard Facts**

[www.delairegovernance.com](http://www.delairegovernance.com) has been accused by Club Administrators and some members of only reporting Negative News. We don't bring NEGATIVE NEWS! We report facts. **We couldn't make up the things that the Board gives rise to.** We bring the News that comes to our attention from concerned members and board sponsored programs that are "GILDED SPINS". **Hullabaloo Create News.** As reporter/journalist, member/homeowners, we are committed to raising our property values and restoring Delaire's good name. We report programs & policies that depress home sales, praying that someone will fix them. We report truth which sometimes could Delaire's reputation. **Lacking any defense to our revelations, Zucker & Co. use "SPIN & MUMBO JUMBO" to suppress us.** [Read: Past Board chair attacks member. View video 5:48 minute mark to 7:06 minute mark](#) **The Board blames every undesirable occurrence at the Club on the Web.** All we do is report facts, in hopes that at the end of the day our messages which are directed toward positive change will be recognized. **Would you have us lie? When members accept the Board's BS, change toward betterment is impossible!** [Why Aren't Delaire Homes Selling?](#)

**THE LATEST NEGATIVE NEWS FROM THE CLUB IS THE BOARD'S NEW \$8 MILLION DOLLAR, "FIVE YEAR STRATEGIC PLAN" Only 7 ½ years after building a new clubhouse and 2 ½ years after "renovating" our golf courses, they plan on spending \$8 million bucks to bring things up to snuff. Are you kidding me?**

After 7 1/2 years spending in excess of \$30 million dollars, \$22 million on Club House/Health Club/Pool/etc. and \$8 million dollars 3 years ago on the 27 hole "\$4.4 million not to exceed" Golf Enhancement Program, deliberately underpriced, (costing \$8 million) we are "**ambushed**" with a "**Five Year Strategic Plan**" requesting a \$8 million dollar investment. This is not only absurd, but unsustainable. The STRATEGIC PLAN is a "**restructure**" covering-up the failures of the \$30 million already spent and seemingly wasted, based on the Club's presentation. The STRATEGIC Plan will be funded as a Capital Improvement. Non-Residents do not share in such expenditures leaving the costs to the remaining Mandatory Membership. We start the investigation with the following! [Read: Jan 16, 2019 New Assessments are coming](#)

**"CLUBHOUSE and FITNESS CENTER":** Flooring, chairs and tables in dining, grill and card rooms, wall coverings, window treatments, lighting, lobby and Living room furniture, pool area redesign, fitness equipment and rebuilding the men's cardroom and the Bar area grill room, including overhead covers for patio and pool dining with a halfway house servicing the pool and golf course. **Mostly done 7 1/2 years ago, then considered the "State of the Art" renovation costing \$22 million dollars. Are we to consider all the above items practically**

**new outmoded, aged needing a complete overhaul? Why would we even consider to replace these practically new items? How can we tolerate such extravagance?**

**STRATEGIC PLANNING INFORMATION:** Is a hollow blowhard recount. We never got any detailed information on the recent surveys or focus groups or what the Member Alignment and Long Range Planning surveys are all about! Their mentioning Consultants **and Outside Experts** only gives credence to the fact that touted “**Financial Prudence**” is a dream that becomes a Nightmare if the plan is approved.

**Mechanical and Exterior:** This brings us to the crux of where the Board has failed and continues to fail in management. Kitchen redesign and upgrade after only 7 1/2 years usage touted as the “**State of the Art**” during the Club House opening. **To state that this has to be replaced shows there was gross negligence at the time of installation.** Golf course irrigation and pump station, maintenance equipment, fountains, bridge, cart path, Water heaters, air-conditioning, Parking Lot repaving, Pool refinishes. These modifications would be understandable for an aging infrastructure. They were all done when we spend \$22 million dollars and the \$8 million dollars for the golf course just 3 years ago. The list at that time included all Cart paths to be concrete; **only 9 holes have all concrete paths.** All Lakes to be dredged, **only 5 were dredged.** We had to assume that the Golf Enhancement redoing the entire golf course from scratch included the irrigation system and pumps were included as new. **Now we are told that we re-used old equipment.** We were promised a hole by hole plan. **Turned out there was no such plan.** The Parking lot was part of the new Clubhouse contract. **7 1/2 years for the life of a parking lot is unheard of.** The new club house was fully air-conditioned. **7 1/2 years later we need new air-conditioning? Who was watching the contractors?** Lastly we destroyed the **JOE LEE** golf course for an inferior product that deprived us of a **FIRST TIER** rating, reducing us to a **Lower Tier** but still paying for a **FIRST TIER** club.

**ZUCKER’S VISION:** “**Be the most desirable boutique residential country club in our area**” That is analogous to the “**EMPEROR’S NEW CLOTHES**”. Before the **FIVE YEAR STRATEGIC PLAN** we were told that we are “**the most desirable boutique club**”. Our front walls are covered with our medals and plaques denoting our achievements. We **paid** for those honors to impress **WHO?** Just two years ago, then President Karpel stated: “**Without a doubt, Delaire is clearly the best country club in South Florida**”. Now we seem to be satisfied being the best “boutique club in our area”. What does that even mean? The bar has really been lowered.

Be careful what you wish for with the **HYPE** of this dubious **5 year Strategic Plan costing \$8 million dollars!** **25% of our entire membership are non-residents and growing, they are NOT RESPONSIBLE for Capital Improvements.** That leaves the entire cost of the program to the **280 left over Mandatory Members. How many more will have to abandon their homes to pay for the new dues and assessments coming?** Each Mandatory Member will be fully responsible for **a \$28,571 assessment or more debt.** Perhaps this is the time to reconsider merging with

Bocaire! How many more times will we be ambushed with such an obviously FAKE PROGRAM!! [Read: October 17, 2018 what's doing at Delaire.](#)

**DELAIRE GOVERNANCE WISHES THERE  
WERE MORE GOOD NEWS TO REPORT.  
WHILE WE WAIT FOR A TURNAROUND, WE  
WILL CONTINUE TO REPORT THE TRUTH.**

**ABOLISH MANDATORY MEMBERSHIP**