

# **DELAIREANS MUST BECOME PRO-ACTIVE OR GO DOWN THE DRAIN! THERE IS NO ALTERNATIVE!**

Over the last 2 years we have submitted articles authenticating how poorly the board is managing the club. There has been a non-stop effort to get information from the board by members as per Florida Statute 617.1604 all ending up in court still awaiting results. The membership support needed to force the board to abide by the law has been nonexistent, resulting in court clashes, inspiring the board to disobey. Ask yourselves why doesn't the board answer questions? "Golf Course Enhancement Programs" started in the year 2014 brought about squandering, raising dues and assessments which created home abandonments by resident members that could not afford the increases. We have spent \$35 million dollars during the past 7 ¾ years, and are being asked to spend \$8 million dollars more for an "Imaginary five (5) year Strategic Plan". The administration "brainwashed" residents who are forced to bankroll their recklessness by using "code" words "We Must Meet and Beat the Competition". The time has arrived for "US" asking; "Are we better off To-Day than in 2014?". What did \$35 Million Dollars Buy Us? Is our vote secure? Read: [Bamboozled by the Board](#) "KOPPLIN KUEBLER & WALLACE" an executive search and consulting group was engaged to find a replacement for Trent Squire. Costing the club \$15,000 initially, cost after placement is unknown. Trent Squire still receives \$25,000 per month up to December 31, 2019 when his contract ends. The board completely disregarded the idea of reaching out to "Professional Management Groups" (no cost) before engaging a costly search firm. BALLENSLES, A FIVE STAR CLUB ENGAGED "TROON", a professional management group to operate their club. Why did the board with their "copy-cat" mentality not investigate what Ballenisles did?

"KOPPLIN" was given information used in their [5 page write-up on Delaire](#) to send to candidates. The "KOPPLIN" write-up details on Delaire were never shared with the membership. Inadvertently it answered the question "are we better off to-day than in 2014"? The following is what was exposed.

Delaire has 400 Members in all membership types. Only 283 are Resident members. That's a loss of 43 members from the original 326. There are 8 Non-resident equity members. Using the numbers, Delaire has 109 non-resident members, almost 30% of the membership. Times have changed since 2000, when the membership voted for Mandatory rules. Golf was at its highest and the way to retire was buying a house at a country club facility. That has changed! GOLF and Country Clubs are no longer in demand, they are overbuilt. Mandatory Rules in today's market place are unsound, a depressant to property values. "THE WALL STREET JOURNAL" on 8/31/2019 recited that home prices nationwide have increased 41% since 2009. Quite the opposite is true at Delaire. Elimination of the MANDATORY RULES is the road to

## **ABOLISH MANDATORY MEMBERSHIP**

solvency. Read: [DUMP MANDATORY MEMBERSHIP](#). All you want to know is there. We are not the first club to rid ourselves from the Mandatory Rules. If we wait till the end we are “Doomed”.

We end this article with the facts that “WE MUST RID OURSELVES OF THE MANDATORY RULES IMMEDIATELY”. It can only be accomplished by amending the Declaration of Covenants of the POA. 20 years ago, members voted for mandatory membership. They were told by their Board that the club would likely fail without it. Just like they voted it in, **it must be voted out. THE PEOPLE WHO VOTED FOR MANDATORY MEMBERSHIP ARE LONG GONE.** They are either dead or in assisted living. Current resident members must get pro-active and demand a vote to choose for themselves. The board no longer represents your best interest. They have brought in 109 non-resident members with more coming and taken away your vote to stop the increase. When asked why the residents have to pay double the dues and initiation fees to become members and “not have” the use of a free golf cart, “BECAUSE YOU LIVE HERE”. We are taken for granted while the board responds to the non-residents, not to the real owners of Delaire. That makes us the victims. There are 40 home owners that put their houses-up for sale. They and those contemplating selling must become “pro-active”. What do you have to lose? If we rid ourselves of the Mandatory Rule you will sell your homes faster and for a lot more money. We hope that you will contact us and stay in touch. We, not the board, have your best interest at heart! Read: [How the Board Abused its Power](#)

20 years ago, the membership was told we had the right to vote out Mandatory Membership when we wanted. It took 20 years for us to realize that the moment has come to make such a vote. Look at the facts. Mandatory membership has enabled inept leadership to keep funding a club on the backs of residents who suffer significant losses on their homes. Adding insult to injury, they have brought in over 100 non-resident members with no initiation fees and dues approximately half of what a resident must pay. In what alternate universe is this fair or reasonable? We must band together and force the vote on Mandatory Membership. We will soon be telling you how you can help. We will soon be providing all the details and we hope you will help.

**ABOLISH MANDATORY MEMBERSHIP**