

UNLOCK THE VALUE IN YOUR HOME

I feel quite certain that, at times, we have all wondered why homes at Delaire are not in higher demand. Why does it take so long to sell a home and why do they rarely hold their value? [Here's just one example](#). Delaire has a fantastic location with quick access to I-95 or the Florida Turnpike, which in turn, allows us easy access to three major international airports with nonstop flights to almost anywhere in the world. Within 3 minutes, we have Delray Medical Center, **which is one of only 9 Level One Trauma Centers in the State**. There are myriad shopping opportunities from Worth Avenue in Palm Beach to the Design District in Miami, Bal Harbour, Aventura Mall and Boca Town Center to mention only a few. We also have Wal-Mart, Costco and Publix within a few minutes. There are so many places to eat that it's almost absurd. We have 27 holes of golf on site, along with very nice tennis, gym facilities, clubhouse dining and many other member activities. Why wouldn't people want to live here? Why don't we command higher prices?

As we have stated before, we believe that there are 2 primary reasons for the questions raised above. The **Mandatory Membership fees** and the **half price non-resident memberships**. We believe the best way to **unlock the value** in your home is to **eliminate Mandatory Membership**. Simultaneously, the **Club fees should be made the same for ALL MEMBERS**. For too long, the high initiation fees and club dues of Mandatory Members have gone to support the club, while [Non-residents get an unbelievable bargain](#). We wholeheartedly believe that **home values would soar** if Mandatory Membership was eliminated. We even [demonstrated how a non-resident member could pay for a new home](#) with the money he saved by living outside Delaire, yet still enjoy the very same facilities that you do.

[Mandatory Membership was approved by resident members](#) in February, 2000. Alarmed by the number of people buying homes, but electing **NOT** to join the club, Delaire, as did many other clubs, convinced residents that this was the only way to assure the future viability of the club. How many of you were here 20 years ago and voted in favor of this policy? How many of you [recognize these POA officers](#) at the time we converted to Mandatory Membership? Not many, I'll bet and that's exactly my point. Delaire was established in 1978 and it was 22 years before they converted to Mandatory Membership. It's been 20 years since then and we think it's time for

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another vote. Times & circumstances have changed. If this is such a great way to run the club, then it shouldn't be too tough to get the current members to reaffirm the previous decision.

We will be asking Marc Bressler, President of the POA, to bring this matter up for discussion at a coming Board meeting and **conduct an election** so current parcel owners can **self-determine** their way of life. It is time that the **people who live here now should decide** how they want to be governed.

In case you are not aware, the POA Amended Declaration of Covenants and Restrictions for Maintenance is what dictates Mandatory Membership.

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DEMAND THAT THE POA BRING THIS
MATTER UP FOR A VOTE!!

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