

DELRAY ESTUARY HOA, INC.

## ANNUAL MEMBERSHIP MEETING

DELRAY BEACH PUBLIC LIBRARY  
6:00 P.M., February 4, 2015

### MINUTES

#### CALL TO ORDER

President Jeff Steiner called the meeting to order at 6:00 pm noting that the required Quorum was reached to hold the meeting with 48 homeowners present in person or by proxy. Jeff introduced the current Board of Directors and management. Board members present were: Jeff Steiner, President; Vice President, Julie Hagnauer; Cara Greif, Treasurer and Director Robert Smith. Don Uselmann, Secretary was absent. Representing Capital Reality Advisors, Inc. (CRA) was Steve Polino, LCAM, and Community Association Manager.

#### APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

After review, a motion was made, seconded and approved unanimously to approve the February 5, 2014 Annual Membership Meeting Minutes as written.

#### OFFICERS AND COMMITTEE REPORTS

##### PRESIDENTS ANNUAL REPORT

Jeff Steiner gave his annual reported on the Boards accomplishment during 2014 commenting on the challenges of the Seawall re-construction at building no. 2, which is now completed and the patio re-construction has just started. He thanked the Board, committee members and owners for their cooperation, often under trying circumstances. Owners were invited to attend the following Boards annual Organizational meeting following the Annual meeting.

##### TREASURERS ANNUAL REPORT

Cara Greif reported on the Association's financial position stating there were no longer 'foreclosures' in the community, and many relative new homeowners. Noting that all quarterly and special assessment were up to date. Cara commented that overall the Association is in good financial shape, with reserves in place, considering all that had taken place in 2014.

##### COMMITTEE REPORTS

Bob Smith, Board Director and Communication Committee chairman and Joe Hurtuk, Security Committee presented written reports and covered their activities outlined in the reports. *See their reports attached.*

Julie Hagnauer, Board VP and ALC Committee Chairman reported on the ALC Committee's activities, mentioning that thirty plus ALC Applications were presented for the committee to review, many requiring the committee visit the home and make a recommendation to the Board of Directors, either to approve or to deny.

## **MEMBERSHIP VOTE ON MAINTENANCE & BILLING HOMEOWNERS**

Jeff opened discussion on the proposed amendment by outlining the advantages of allowing homeowners to retain control of maintenance of the items listed in the amendment as the most cost effective process for the homeowner and is how the process has been done for at least the last 5 or 6 years. To change the wording of the Declaration 75% of the homeowners present, in person or by Proxy, must vote in favor of the proposed amendment. Questions were taken and answered from the membership present.

### **Many homeowners expressed that they did not understand the Proposed Amendment.**

Ballets having been handed out at 'sign-in' were completed and collected. Jeff asked for two volunteers from the membership present to verify/count the proxies and ballots. Two homeowners volunteered and proceeded to tally the votes. The question before the membership required 36 homeowners of the 48 homeowners present to vote in favor of the proposed amendment. The results of the vote was 33 in favor and 15 against the amendment. The question before the membership failed to get the required vote to pass.

## **ELECTION**

Jeff called for nominations from the floor to fill the three (3) Directors' positions for a term of two years each. Director's term of office ending this year to be filled are that of Jeff Steiner, Julie Hagnauer and Bob Smith. These three incumbent directors were the only homeowners submitting the required 'Intent to be a Candidate' form and there were no nominations from the floor. With no other nominations forthcoming, the floor was closed. With only the three candidates to fill three seats on the Board, no election was necessary. Incumbents Jeff Steiner, Julie Hagnauer and Bob Smith will serve two years terms of office on the Board of Directors.

## **RESIDENT FORUM**

The floor was open for homeowners to speak, ask questions and make comments on any topics. The Board answered questions, discussed various issues and considered comments from the membership present.

Several homeowners requested that Notice of Violation letter also be sent to homeowner by email. Jeff requested that CRA also email Notices to the homeowners. Steve advised there would likely be a cost involved due to the extra work involved with this process. There was also a request that special language be included of Estoppels concerning the breakdown of the 2015 quarterly fees due the charges for the Seawall construct.

## **ADJOURNMENT**

No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 7:19 pm.