



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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**BOARD OF DIRECTORS
ANNUAL ORGANIZATIONAL MEETING**

**Wednesday, February 3, 2016
At Delray Beach Community Pool Cabana**

MINUTES

CALL TO ORDER

Jeff Steiner called the meeting to order at 7:22 pm stating there was quorum. Directors present: Julie Hagnauer, Bob Smith, Jeff Steiner and James Winn. Don Uselmann was absent. Representing Capital Realty Advisors, Inc. (CRA) was Steve Polino, LCAM, and Community Association Manager.

APPROVAL OF PREVIOUS MEETING MINUTES

After review, a motion was made, seconded and unanimously approved to accept the minutes from the Board Meeting on January 4, 2016 as written.

BUSINESS

After discussion concerning the Board Officers positions, a motion was made and seconded for the following slate of the Officers of the 2016 Board of Directors. The motion was approved unanimously. 2016 Board of Directors Officers are as follows:

President	Jeff Steiner
Vice President	Julie Hagnauer
Treasurer	James Winn
Secretary	Don Uselmann

Jeff Steiner opened discussion on the following proposed appointments to the Association's Committees. After discussion, a motion was made, seconded and unanimously approved the appointments: **Gary Rex, as Chairman of the Hearings Committee and committee members Ellen Minden and Steve Minden.** It was noted that Barbara Hurtuk will remain on the committee.

The Board review and discussed the small section of pavers between driveway that seem to always be dead either from the lack of irrigation or vehicles running over. **The ALC has recommended these 24 inch squares be change from grass to paver. After discussion, a motion was made, seconded and approved unanimously to go forward with this change with the low bid contractor not to exceed \$2,500.** Steve was directed to get a quote from JP Paver. Majestic quote was \$2,160.

The was discussion concerning the wording in the ‘Rules At a Glance’, item L. 4., which read “Artificial vegetation is not permitted if visible from the street or another unit.” The consensus of the Board was that this wording is not consistent with the Documents. After discussion, **a motion was made to correct the wording as follows: “Artificial, plastic or synthetic plants are not permitted if visible from the street.”**

A motion was made, seconded and unanimously approve to approve the appointment of the following persons to the Hearings Committee: Gary Rex, chairman; Ellen Minden; Steve Minden. It was noted that Barbara Hurtuk would remain a member of the Committee.

The following 2016 Board of Directors meeting scheduled was reviewed, discussed and approved.

Meeting Day, Time and Location: first Monday - 7:00 pm. – Pool Cabana (unless otherwise advised)

Schedule:

January 4 th	
February 3 rd	(Annual Membership Meeting, 6:00 pm – sign in 5:30 pm at Delray Library)
March 7 th	
April 4 nd	
May	(as needed)
June 6 th	
July	(as needed)
August 1 st	
September	(as needed)
October 3 rd	
November 7 th	(Approval of 2017 Proposed Annual Budget for distribution with Annual Budget Meeting Notice)
	<ul style="list-style-type: none"><i>Declaration requires ‘Notice of Annual Budget Meeting’ and 2017 Proposed Budget be distributed to the membership at least 14 days prior to the meeting.</i>
	FINAL DAY TO EMAIL TO MEMBERSHIP: November 21st
December 5 th	(Annual Budget Meeting– BOD to Adopt 2017 Annual Budget)

RESIDENTS FORUM

Jeff opened the floor for homeowners to speak, ask questions and make comments on any issues, on the agenda or not on the meeting agenda. The Board answered questions, discussed various issues and considered comments from the membership present. All Board of Directors meetings are open and all homeowners and residents are invited to attend.

If you are unable to attend the Board Meeting(s), homeowners wanting to raise issues or make comments on any subject are asked and encouraged to direct correspondence to the Association's Website or send to CRA addressed to the Delray Estuary Board of Directors. Each Board member will receive copies if sent to CRA and the issue(s) raised in all correspondence received will be reviewed and discussed by the Board members at the next Meeting. Upon approval at the following meeting Minutes are posted on the Web Site.

ADJOURNMENT

The next Board of Directors Meeting is scheduled following the Annual Membership scheduled on February 3, 2016. No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 9:18 pm.