



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

7:00 pm. Monday, March 7, 2016
At Community Pool Cabana

MINUTES

CALL TO ORDER

Jeff Steiner called the meeting to order at 7:03 pm stating there was quorum. Board members present: Jeff Steiner, President; Julie Hagnauer VP; James Winn, Treasurer; Don Uselmann, Secretary and Director Bob Smith. Representing Capital Realty Advisors, Inc. (CRA) was Steve Polino, LCAM, and Community Association Manager.

APPROVAL OF PREVIOUS MEETINGS MINUTES

After review, **a motion was made, seconded and unanimously approved to accept the minutes from the Board's Annual Organizational Meeting on February 3, 2016 as written. Note that the Annual Membership Meeting amended minutes 'Draft' was approved for posting on the Web Site and Pool.**

OFFICERS & COMMITTEE REPORTS

FINANCIAL REPORT – Treasurer James Winn reviewed the January Financial reports commenting on several line items over Budget on the Expense Variance Report. Steve reported that one owner in Collections with the Associations attorney had paid the arrears for two quarterly assessments plus interest. Action on the \$2,400 in Fines and the maintenance work done at the unit was reviewed, discussed and planned.

COMMUNICATION COMMITTEE REPORT – Bob Smith, chairman, reported on the number of emails bulletins that were sent out since the last meeting and owners signed up to receive Association Emails, now up to 158. Also discussed was the 'No Swimming' signs (4) required by the Association's liability insurance carrier at the street entrances (4) to the two lakes. After discussion, **a motion was made, seconded and unanimously approved to purchase and install the four signs not to exceed at total cost of \$600.00.**

SOCIAL COMMITTEE – Ingrid Hackenbruch, chairman, reported on the recent Valentines Day social held at the pier. There was a great turn out with around 60 residents attending. The next event scheduled for April was reviewed and discussed. The need for some type of lighting was discussed. After discussion, **a motion was made, seconded and unanimously approved the purchase of battery powered fixtures not to exceed \$600.00.** Steve was advised to get quotes to bring power to the pier.

WELCOME COMMITTEE – Ingrid Hackenbruch, chairman, reported on the tentative plans to have their first ‘Orientation Meeting’ with the recent new residents. Ingrid also presented the Directors with a copy of the ‘New Owner’s Guidebook’, which will answer most questions a new member of the Delray Estuary HOA community will have and provide new owners with a guide to the restrictions they need to be aware of.

HEARING COMMITTEE – Gary Rex, chairman, covered the committee’s goals and presented the Board with a tentative schedule of hearings when they are required. Gary recommended that the committee name be changed to ‘Review Committee’ which would be perceived as a more ‘positive’ name in keeping with the committee’s goals, the Board was in agreement. After discussion, **a motion was made, seconded and unanimously approved that such committee may be referred to as either the Hearing Committee or Review Committee and to appoint the following additional owners to the committee: Gar Whaley, Joe Letzelter and Dianne Letzelter.**

ALC COMMITTEE – Julie Hagnauer, Board VP and Chairman of the ALC Committee presented the pending ALC Applications with the committee’s recommendations. The Board reviewed. **The following were unanimously approved:** for Landscape changes at: 1320, 1391 and 1499; for add-on fencing attachment; 1456 and 1460; for Landscape ground lighting at 824 and for AC roof change at 1419. **The following applications were unanimously denied:** for Paver at 1415 due to the type, size and color; and the Landscape for 1527 due to Areca palm not permitted as hedge plants between unit and size, and the following items being unclear on the application: the quantity of plants to be installed, plant types and the dimensions of beds.

OLD BUSINESS

Steve Polino reported that the first ‘Weed & Feed’ fertilization was completed by Safe Planet approximately two weeks ago. The first ‘Herbicide Treatment’ planned for Phase One of the ‘Sod Replacement Project’ will take place in approximately two week. Another evaluation tour will be done two weeks later at the fronts of buildings 1, 2, 3, 4 and 5 to determine, a) would an additional weed & feed application be beneficial, can only be done while the nights are still relative cool, b) whether another herbicide treatment would be beneficial, and c) are there areas that need to be re-sodded at this time due to being mostly weeds.

The ‘treatments’ will be announced by eBlast to the membership. Once the herbicide treatments are dry, approx. 1 hour under normal condition, there is no danger to pets or humans. Signs will also be posted.

NEW BUSINESS

It’s been three years since a thorough ‘Heavy Cut-Back’ has been done. There are a number of overgrown flowering trees and plants, Bird of Paradise and Traveler Palms up against home walls, many hitting roofs that need to be cut to ground level and allow to start over. Fan Palms throughout are in need of a ‘Heavy Cut-Back’, removing fronds from hitting the buildings and homes. The Guava trees between buildings are contributing to the loss of grass and the increased growth of weeds due to minimal sunlight reaching the grass.

At this time many of these palms are hitting the buildings/roofs/walls and heavy winds can result in damages to roofs. Cutting back at this time can lessen the risk of damage to homes and possible claims against the Association and liability resulting from damages due to overgrown condition allow by the Association, and the risk of personal accidents due to overgrown conditions allowed by the Association. All homeowner pay the repair costs and the increased cost of insurance when claims are filed against the Association's policies.

The outstanding balance, \$3,559.00 owed by unit 1324 was reviewed and discussed. The arrears owed by the homeowner include \$2,400.00 for a Daily Fine levied by the Hearings Committee for failure to maintain the back yard area of the home and \$1,159.00 for two work orders for the Association to provide the necessary maintenance. Note that all of the legally required due Notices(s) were sent to the homeowner by Certified & Regular US Mail.

After review and discussion, pursuant to Florida Statue 720.305(3)&(4) **a motion was made, seconded and unanimously approved to suspend the 1324 owner's and their guests rights to use the common areas and facilities, including the CapSure automatic gate opening system for the residents gates, requiring the owner to use the guest entrance, until the monetary obligation is paid in full, the suspension includes the parcel's voting rights on any issue that may come before the membership for a vote.**

The Board also unanimously approved the attorney's recommendation that the \$1,159.00 paid by the Association for maintenance at the unit be handled as an 'Individual Special Assessment', which requires a 14 day Notice to be sent to the membership that the Board will consider on April 4, 2016.

RESIDENTS FORUM

Jeff opened the floor for homeowners to speak, ask questions and 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.

ADJOURNMENT

The next Board of Directors Meeting is scheduled April 4, 2016. No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 8:25 pm.