



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

7:00 pm. Monday, June 6, 2016
At Community Pool Cabana

MINUTES

CALL TO ORDER

Julie Hagnauer called the meeting to order at 7:01 pm stating there was quorum. Board members present: Julie Hagnauer, VP James Winn, Treasurer; Don Uselmann, Secretary and Director Bob Smith. Jeff Steiner, President, was absent. Representing Capital Realty Advisors, Inc. (CRA) was Steve Chuilli, Senior Manager, LCAM, and Bill Haas, LCAM, Community Association Manager.

14 Homeowners were present.

APPROVAL OF PREVIOUS MEETINGS MINUTES

After review of the minutes from the Board Meeting held on April 4, 2016.

- **Approval for 824, rear landscape and patio w/stipulation that owner agrees to correct any drainage issues that may arise as a result of the upgrade**
- **Denied 1464 – removal of cocoanut palm**
- **Proposal of awning or shade at gate house. Suggestion was made to tint windows instead. After discussion it was decided to permanently table the project**
- **Minutes show a notice was sent out for an individual assessment that could not be verified. No invitation to a review meeting was issued or received. Steve Chuilli will provide further written information from the attorney to help clarify the issue**
- **Dale Uselmann motioned to table approval of the minutes until the next meeting, seconded and approved**

OFFICERS & COMMITTEE REPORTS

ALC COMMITTEE

- 1501 – pavers, approved with stipulation that any damage to irrigation be repaired by the Owner.
- 824 – approved screened porch, but screen door must be plain, not what was presented in package.
- 1527 – approved pots, but stipulated that work bench may not be on the front lawn, pot by front door is placed by edge of door and cannot be seen from street, planters with bougainvillea approved for rear patio and must submit plans for trellis to show design, build and location.
- 1320 – approved for pots and planters in rear, and fountain

- 1432 – approve moving cubes
- 1345 – approve A/C install
- 1584 – approve A/C install
- 1599 – approve install pavers not completed after sea wall renovation
- Williams – wanted to discuss the improper installation of his A/C unit, committee is waiting for letter detailing his action to correct the problem.
- Cynthia gave a brief report on treatment/replacement of sod at the front of the property. Test is going well and surprisingly little sod will need to be replaced in that area.
- Julie & Cynthia presented an idea wherein “after-the-fact” ALC submittals carry a filing fee of \$100.00 as an incentive for submit an application PRIOR to completing the work. Discussion ensued on what should or should not be an automatic approval. It was pointed out by Julie that the current ALC guidelines include items that can be done automatically. **Bob motioned that there be a \$100.00 filing fee for after the fact ALC submittals, seconded. Vote was two for and two against, motion was defeated.**

COMMUNICATION COMMITTEE REPORT

- Bob Smith, chairman, reported on the late, but successful shutter replacement. Next is the door hardware. They have deteriorated due to salt air and age. The Association will research a bulk replacement to ensure a better price, but each owner would be responsible for their own unit. An ALC request must be filed prior to replacing the hardware.
- 167 Owners in the system to receive email. Sent out 20 bulletins since the last meeting.
- No Swimming signs are installed
- Verbiage and diagram for pier sign presented for review. Budget of \$200.00 was approved but the presented sign would only cost \$79.32. **Don motioned to accept the presented sign/verbiage. Seconded an approved.**

FINANCIAL REPORT

- Treasurer James Winn reviewed the March & April Financial reports commenting on the line items expenditures that were Over Budget on the Expense Variance Report. The reasons for these overages were reviewed and discussed.
- CPA audit cost approx. \$5,000.00

REVIEW COMMITTEE

- No recent meetings held

SECURITY COMMITTEE

- 8 Parking violations issued, with 2 incident reports
- 8 Trash violations issued
- 2,342 visitor passes issued
- 1,174 vendor passes issued
- 716 roving patrols
- 9 garage doors open
- 22 after hour emergencies where vendors were called in
- New guard in place, Chris Masone.

- Hurricane season is here; guards will not be on site when hurricanes are near.
- Kayaks are becoming a problem. We need to make them identifiable and they must be kept in good shape
- 2 broken gate arms since last meeting
- Move number stickers on front windshield to back window. Discussion ensued but the Board will review
- Request for volunteers to assist with this committee. Bob & Ingrid volunteered

SOCIAL COMMITTEE

- One summer event to be held at the pier, June 24 at 6:00 PM

WELCOME COMMITTEE

- Ingrid Hackenbruch, chairman, discussed the handbook. Updates will have to be made to reflect the change of manager. New copies will need to be made soon, and only 4 are left

MANAGEMENT REPORT

- As the new manager, only on duty for 5 days, there was no report prepared for this meeting.

OLD BUSINESS

- Lights at pier – not a good idea, no further action needed
- Pier Signage – discussed during Communication Committee report
- Reserve Study proposal – forthcoming
- Annual Tree Trimming – provide Bob with start date so owners can be alerted

NEW BUSINESS

- Lighting for back fountain trees – proposal for \$2,100.00 presented for approval. **Julie motioned to approve the proposal of up to \$2,100.00 for up lighting the trees, seconded and approved.**
- Guards need new office chair; the ones from Staples and Home Depot have not proven to be suitable, as they do not last. There is a chair by Lazy Boy on line at Costco that meets all the needs. Approximate cost is \$400.00. **Bob motioned to order the chair from Costco at a cost not to exceed \$400.00, seconded and approved.**

RESIDENTS FORUM

- Julie 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 meetings are open and homeowners and residents are invited to attend.

ADJOURNMENT

- The next Board of Directors Meeting is scheduled for August 1, 2016. No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 9:16 pm.