



## DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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## BOARD OF DIRECTORS MEETING

7:00 pm. Thursday, October 13, 2016  
At Community Pool Cabana

# MINUTES

### CALL TO ORDER

President Steiner called the meeting to order at 7:02 pm, stating there was quorum. Board members present: Jeff Steiner, President; Julie Hagnauer, Vice President; Gary Rex, Secretary; James Winn, Treasurer; Bob Smith, Director.

Representing Capital Realty Advisors, Inc. (CRA) was Bill Haas, LCAM, Community Association Manager.

06 Homeowners were present.

### APPROVAL OF PREVIOUS MEETINGS MINUTES

- **JL Winn motioned, seconded by Julie Hagnauer, to accept the September minutes as presented.**  
**Motion passed.**

### OFFICERS & COMMITTEE REPORTS

#### PRESIDENT'S REPORT

- President Steiner asked for volunteer for a Paint Committee to review upcoming project.  
Volunteers are:
  - Barbara Conahan
  - Bob Smith
  - Nancy Steiner

#### FINANCIAL REPORT

- Treasurer James Winn reviewed the July financial report, discussing items that were over budget on the Expense Variance Report. These items were reviewed and discussed.

#### ALC COMMITTEE

- Julie Hagnauer gave the ALC Committee report.

1. ALC822-2016-08-08(1) – corrective actions were not taken, issue first fine.
2. ALC1460-2016-07-28(1) – approved for completion
3. ALC1328-2016-10-09(1) – approved for completion
4. Send fine letter to 824 for improper screen door, not approved by ALC Committee

#### **COMMUNICATION COMMITTEE REPORT**

- Bob Smith, chairman, reported on the number of residents currently in the email system. 163 are receiving emails on a regular basis, along with 4 additional staff members.
- The Committee sent out 18 bulletins since the last meeting.
- 7 notices were sent out updating residents of the status of Hurricane Matthew.
- Estimates were provided to replace the sign at George Bush Blvd. **Julie motioned, seconded by J.L. to approve option 2 for \$886.42. Motion passed.**
- The reconstructed website is on line and well received. Owners are reminded they must apply for new user name and password to sign in. Additionally, a Services Listing is being developed to help Owners who are searching for a vendor to do work on their homes.

#### **REVIEW COMMITTEE**

- No recent meetings held

#### **SECURITY COMMITTEE**

- Report for September 2016 delivered by Joe Hurtuk:
  - Parking violations – 3
  - Trash violations – 4
  - Newspaper violation – 1
  - Pool violation – 1
  - Visitor passes issued – 1,273
  - Contractor passes issued – 552
  - Roving patrols – 321
  - Supervisor visits – 19
  - Emergencies – 8
  - Garage doors left open – 6
  - Car(s) stolen – 1 (recovered 2 days later)
  - Vehicle parked on grass – 1
  - Incident reports - 12

#### **SOCIAL COMMITTEE**

- Ingrid Hackenbruch gave the report:
  1. Next function scheduled for 12/2/16 – Holiday Kick-Off Party

#### **HOLIDAY DECORATIONS COMMITTEE**

- The committee will be installing holiday decorations on the weekend following Thanksgiving

#### **WELCOME COMMITTEE**

1. No report

## MANAGEMENT REPORT

- Tree trimming was performed, but not all trees appear to have been done. Steve from Only Trees returned to the community to do palms and a couple of hardwoods that were reported as having been missed. Owners who believe their trees need additional attention should contact the manager at [PMDEstuary@cra.email](mailto:PMDEstuary@cra.email)
- Area in circle at main gate has been reviewed for removal/replacement of plants and addition of LED lighting. It was suggested that a landscape architect be hired to review and provide input on the entryway landscape and lighting.
- Note that the lawn weeds have been in decline since the weed control experimental program began. Safe Planet moved into section 2 to begin the process there.
- Irrigation Work Orders are being addressed as problems are reported and the 'monthly wet-checks' to inspect all equipment (each sprinkler head is looked at while it is running to adjust to the correct spray) are being done on schedule.
- Lake Masters treated the vegetation in both lakes, the outer grasses are dying off and the lake banks should be clearing up as the process continues.

## OLD BUSINESS

- Joe Hurtuk reported that the proposal for additional security cameras should be ready for the November meeting.

## NEW BUSINESS

- Legal updates were presented to the Board for informational purposes.
- Upgraded paint specs were provided for review.
- Proposal for installation of LED lighting in front entrance was provided. BOD asked for additional bids due to cost of equipment.
- Acceptance of Annual Legal Retainer for 2017 approval was **motioned by J.L., seconded by Julie. Motion passed.**

## RESIDENTS FORUM

- President Steiner opened the floor for homeowners to speak, ask questions and comments on any issues, on the agenda or not on the meeting agenda.
  1. Rat traps appear to be empty, not being properly refilled.
  2. Fountain by back gate needs to be cleaned of debris from storm

## ADJOURNMENT

- There being no other business to bring before the Board, Jeff motioned to adjourn, seconded by Bob. Motion passed and meeting adjourned at 8:35 PM.