



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Thursday, September 13, 2018 5:00 pm
at Community Pool Cabana**

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:12pm stating there was quorum.

Board members present:

Gary Rex, President
Garwood Whaley, Vice President
Ellyn Miller, Treasurer (on telephone)
Robert Smith, Secretary
Patricia Vanderkwast, Director

Representing Associated Property Management of the Palm Beaches, Inc. (APM) was Meredith Rubin
Community Association Manager.

There were approximately 18 members present.

Bob Smith made a motion to approve the minutes of the August 7, 2018 Board meeting. Gar Whaley
seconded the motion. The motion passed unanimously.

PRESIDENTS REPORT

Gary Rex offered a prayer for those affected by Hurricane Florence

TREASURER'S REPORT

Ellyn Miller gave the Treasurer's report. Ellyn Miller will present the draft budget to the Board at the
next meeting.

Meredith Rubin discussed the delinquencies.

MANAGER'S REPORT

Meredith Rubin gave the Manager's report.

Delinquencies: There are two (2) homeowners that should be sent to the attorney for collections.

Weeds: Majestic Landscaping has not been spraying for weeds.

Mailboxes: South Florida Mailbox's sample mailbox was not acceptable to the ALC. Flagcraft will also
be contacted for a proposal.

Painting: There are several homes where the shutters are rotten and cannot be replaced. The
homeowners will be notified.

Landscaping: We received proposals from three landscape vendors. Gary Rex and Gar Whaley met with two of them. The Board would like the ALC to meet with them and make a recommendation to the Board.

Gar Whaley made a motion to terminate Majestic Landscaping effective October 31, 2018 with the right to reapply for the position/renegeotiate contract. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Tree trimming: The tree trimming contract did not include removal of the seed pods. The removals and hardwood trimming will be negotiated with the new landscape vendor.

ALC COMMITTEE

August Salvado gave the ALC report.

The Committee was divided into two Committees with August Salvado as Chair of both:

- Architectural: Joe Hurtek, Julie Hagnauer, Rob Walker and Rob Ewing (meet 1st Thursday of month at 5pm)
- Landscaping: Ronnie Gouz, Lisa Wennick, Cynthia Brown and Marcella Shames (meet 1st Tuesday of month at 5pm)

The Committee suggested that some of the areas where sod was removed, and pavers removed should have the sod reinstalled. This would involve reinstalling irrigation. The Board agreed that the ALC should continue working on this project.

Applications:

- ❖ 1383 – new roof
- ❖ 1387 – new roof
- ❖ 1409 – new roof

Patty Vanderkwast made a motion to approve the ALC applications from 1383, 1387, 1409 to install new roofs by All Phase Roofing. Gar Whaley seconded the motion. The motion passed unanimously. The roofer should be advised that (1) no equipment may be stored overnight in the Estuary (2) all debris must be removed daily.

- ❖ 1455 – new AC
- ❖ 1495 – new AC
- ❖ 815 – new AC coil

Gar Whaley made a motion to approve the ALC applications from 145, 1495 (retro-actively) to install new AC units on the roof and 815 new AC coil. Patty Vanderkwast seconded the motion. The motion passed unanimously.

- ❖ 1320 – fence removal
- ❖ 1320 – landscaping

Patty Vanderkwast made a motion to approve the ALC applications from 1320 for landscaping and fence removal. Bob Smith seconded the motion. The motion passed unanimously.

COMMUNICATIONS COMMITTEE

Bob Smith reported the following:

Database Consolidation:

To date we have been informed by APM that the database files has been accomplished.

Residents Currently in Email System:

(no changes since last meeting)

- Currently there are 166 residents who are listed in our system and receive emails on a regular basis.
- There are four (4) non-residents that also receive copies of our emails.

Email Bulletins:

- The Communications Committee sent out sixteen (16) email bulletins since our last Board meeting on August 7th.

Signage:

- A large temporary folding sign was prepared and placed near the fountain, directing all trucks to exit at the gatehouse.
- A small temporary traffic sign was prepared and placed to the left of the northwest exit gate indicating "No Trucks".
- 1000 copies of a handout to all truck drivers entering the Estuary indicating that they must follow the new procedures. The handout was prepared in three languages.
- Ines, our senior security officer, reports that the staff has observed only two trucks exiting thru the rear gate since August 22nd. Both drivers were instructed to follow the new procedures and there weren't any reoccurrences.
- NEXT STEPS:
 - Prepare permanent "No Trucks" sign and mount on standard pedestal matching other signage in location next to gate.
 - Remove large folding sign at fountain,
 - Discontinue use of handouts when existing inventory has been depleted.

DOCUMENT TASK FORCE

Gar Whaley would like to schedule a homeowner forum to discuss the proposed changes to the Documents.

PIER

The pier was power washed and sealed. The sealing will start Friday, weather dependent.

The furniture for the pier and pool is going to be delivered next week, except the tables which may take several weeks to be ready. The Association will pay the balance due for the furniture except the tables.

Wrought iron furniture: There was a vote of three yes (GR, GW &PV) to keep the wrought iron furniture and two no (EM, RS) to dispose of the wrought iron furniture. The Board agreed to notify homeowners that they may remove the old aluminum chairs, tables and lounges for their own use.

SECURITY COMMITTEE

Patty Vanderkwast reported that the security committee would like a tow company hired and signs posted. Three Board members will have to approve the tow before the tow is authorized.

ADT: Several homes have already been upgraded and more are scheduled. Refunds will be given to anyone who has paid for their extras.

There are two new guards at the gate.

The Security Committee is not happy with the services provided by G4S and is going to bid the security contract.

SOCIAL COMMITTEE

Ingrid Hackenbruch reported that there will be a ribbon cutting at the pier on September 23rd at 5:30pm. Pizza will be served.

WELCOME COMMITTEE

No report.

HOLIDAY DECORATING COMMITTEE

No report.

OLD BUSINESS:

Insurance:

Stacey Diana from Park and Associates reviewed the appraisal with the Board.

Gar Whaley made a motion to accept the suggested changes pursuant to the appraisal, with revisions, at a cost not to exceed \$4,000. Patty Vanderkwast seconded the motion. The motion passed unanimously.

License Agreement:

The Board agreed reviewed the changes to the license agreement that the the Wennick's asked for. The Board did not agree to change the term to be plus one year past the Wennick's ownership of the home.

Gary Rex made a motion to approve the Board entering into a License Agreement with the Wennick's for the common area adjacent to their home for the term of their ownership of the home. The legal fees will be paid by the Wennick's. The license should be revised to show intent (why the license was granted) which will be a guide to future Boards. Bob Smith seconded the motion. The motion passed unanimously.

NEXT MEETING:

The next Board meetings will be:

Budget workshop: Monday, October 8th at 10am

Documents forum: Tuesday, October 16th at 5pm

Budget/Board meeting: Monday, October 29th at 5pm

ADJOURNMENT

There being no further business, Bob Smith motioned to adjourn the meeting. Seconded Gar Whaley. All in favor.

Meeting was adjourned at 7:45pm.

Respectfully submitted by,
Meredith Rubin, LCAM