



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Wednesday, November 28, 2018
5:00pm
at Community Pool Cabana**

MINUTES

CALL TO ORDER

Vice President Gar Whaley called the meeting to order at 5:03pm stating there was quorum.

Board members present:

Garwood Whaley, Vice President
Ellyn Miller, Treasurer
Robert Smith, Secretary
Patricia Vanderkwast, Director

Absent:

Gary Rex, President

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

There were approximately 37 members present.

MINUTES

Bob Smith made a motion to approve the minutes of the October 29, 2018 Board meeting. Patty Vanderkwast seconded the motion. The motion passed unanimously.

(VICE) PRESIDENTS REPORT

In the spirit of Thanksgiving I'd like to thank:

- All former members of HOA Board of Directors
- All former committee chairs and members
- Present committee chairs and committee members
- All task force members
- Meredith Rubin
- Members of our present Board
- Bob – the unofficial “Mayor” of the Estuary
- Patty – for her work on security and home security
- Ellyn – who never wanted to be treasurer but took on the job with enthusiasm
- Gary – reinvigorated the Board and the community with his leadership ability

When I was in 7th grade, our principal took the entire class on a long weekend camping trip. I still remember his instruction to “leave the camp site cleaner and better than you found it”. Can we embrace that idea? For instance:

- If you see a palm frond in the middle of the street move it to the side
- If there are papers or plastic bottles on the street after the recycle comes pick them up
- What can you do to improve our community?

Let’s work together to make the Estuary the best possible place to live in Delray Beach. Let’s shoot for the moon and if we don’t hit it, at least we’ll land among the stars.

One final note – please keep all presentations as brief and to the point as possible as no one wants frost bite.

TREASURER’S REPORT

Ellyn Miller reviewed the financials and explained that the numbers are skewed because of the painting project.

MANAGER’S REPORT

Mailboxes: *Beautiful Mailbox – deposit sent 2 mailboxes on Estuary Way will be installed first*

Pavers around mailboxes: August, Joe and I met with Creative Construction. We are waiting for samples of the pavers and a proposal.

Roof cleaning: *Completed*

Painting: *Completed*

Several people have reported that shutters were not replaced. Most of those shutters were rotten and must be replaced.

I have a spreadsheet which breaks down the individual prices. 19 homeowners have not paid for the painting.

Sand installation for beach:

Regional – waiting for price

Landscape Maintenance: Regional (new vendor) started in November. I understand there were some issues that we have been working on to resolve. If you have an issue, please email it to me and I will forward to Regional. They are attempting to respond to each homeowner.

Tree trimming: *To start December/January.*

Arecas: We have a proposal for cutting back and trimming the arecas \$13,500. The proposal was not approved.

Front entrance: We have a proposal for cutting back the Xanadu at the front entrance \$1,850. The proposal was not approved.

Annuals (red and purple) and Mulch: *To be installed in December*

Delinquency report: Ellyn Miller and Gar Whaley are going to contact the homeowners in arrears. If no response send to the attorney on December 10th.

Traffic circles and cul de sacs: Project on hold

Seal coating: Project on hold

ALC COMMITTEE

Joe Hurtuk gave the "A"LC report.

Applications:

- ❖ 1531 – new roof
- ❖ 1535 – new roof
- ❖ 1539 – new roof
- ❖ 1543 – new roof
- ❖ 1547 – new roof

Patty Vanderkwast made a motion to approve the ALC applications from 153, 1535, 1539, 1543 and 1547 to install new roofs by All Phase Roofing. Gar Whaley seconded the motion. The motion passed unanimously.

The iguanas will be discussed at a future date.

Lisa Wennick stated the A"LC did not have a report.

COMMUNICATIONS COMMITTEE

Bob Smith reported the following:

Database Consolidation:

Brian McEntee is finalizing the database

He reported that he is working with Beautiful Mailbox regarding the wording for the back gate no trucks sign.

Bob and Meredith suggested posting a sign requesting that homeowners vote yes on the amendments. The Board approved.

Residents Currently in Email System:

DOCUMENT TASK FORCE

The Amendments were sent with the Notice of Meeting. The Board encourages everyone to vote.

SECURITY COMMITTEE

Chris Salamone suggested that homeowner contribute to a holiday fund for the guards since G4S does not allow tipping. He suggested that the Board add this as a line item to the 2020 budget.

ADT: 44 homeowners have had alarm systems upgraded and 9 more are scheduled.

The Security Committee is recommending that the Board terminate G4S. There have been a lot of issues, including non-responsive supervisors, golf cart out of service for more than 2 months etc. The Committee received proposals from Frontline and Titan Security. Frontline is a small local company handling properties from Jupiter south. The Annual cost would be \$155,717, including a golf cart for a three-year contract.

Patty Vanderkwast made a motion to terminate G4S effective January 31, 2019. Bob Smith seconded the motion. The motion passed unanimously.

Patty Vanderkwast made a motion to approve the proposal from Frontline Security effective February 1, 2019, subject to attorney review. Elyn Miller seconded the motion. The motion passed unanimously.

SOCIAL COMMITTEE

The Committee reported that there will be a holiday party at the pool on December 7th. Lights will be put up around the pool.

WELCOME COMMITTEE

No report.

HOLIDAY DECORATING COMMITTEE

The Committee will look into lighting for the future.

The wreaths are being hung on Monday and removed January 31st.

NEXT MEETING:

The next Board meetings will be:

Annual Meeting/Amendment Meeting January 14th at the Delray library.

ADJOURNMENT

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

Meeting was adjourned at 6:35pm.

Respectfully submitted by,
Meredith Rubin, LCAM