



**DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.**

c/o Associated Property Management of the Palm Beaches, Inc.  
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**BOARD OF DIRECTORS MEETING**

**Tuesday, May 21, 2018 10:00am  
at Community Pool Cabana**

**MINUTES**

**CALL TO ORDER**

President Gary Rex called the meeting to order at 10:01am stating there was a quorum.

Board members present:

Gary Rex, President  
Garwood Whaley, Vice President  
Ellyn Miller, Treasurer  
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 5 members present.

**MANAGER'S REPORT**

Meredith Rubin presented the pool report.

Gar Whaley made a motion to terminate Rainbow Pools effective June 30, 2018. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Meredith Rubin provided the Board with the deck repair/renovation proposal from Seawall Doctor's. The Board reviewed the proposal and Gary Rex suggested the formation of a Deck Task Force. The members of the Deck Task Force will be: Gar Whaley, Bob Smith, Isabel Salvado, Lisa Wennick and Lisa Winokur.

**NEW BUSINESS:**

Guardhouse and Pool House Roofs:

Ellyn Miller made a motion to approve adding the Association roofs (pool house and guardhouse) to Kurt Knauss' bulk rate roof replacement list. Gar Whaley seconded the motion. The motion passed unanimously.

ADT:

Patty Vanderkwast reported that that the three (3) month extension with ADT was signed by Gar Whaley. Chris Salamone is negotiating the final contract with ADT and will send to the Board as soon as it finalized.

Security:

Patty Vanderkwast reported that Erick, the Security Supervisor has resigned. G4S will provide candidates to the Security Committee to interview. There was also a discussion regarding the Security Committee's dissatisfaction with G4S, including the amount of time the security golf cart has been out for repairs. The Security Committee will draft a letter to G4s for the Board to review and sign. The Security Committee also wanted the Board to consider interviewing new security companies, but the Board was not in favor of that until they had time to meet with G4S.

Banking Policy:

Gary Rex made a motion that the policy for any signatories for banking transactions should be in descending order of President, Vice President, Secretary and Treasurer. Ellyn Miller seconded the motion. The motion passed unanimously.

TD Bank:

Patty Vanderkwast made a motion to remove Jeffrey Steiner from all TD Bank accounts and loans, as he is no longer a Board member or homeowner in Delray Estuary. Gar Whaley seconded the motion. The motion passed unanimously.

Gary Rex made a motion to approve the following signatories on the TD Bank accounts and loans: Gary Rex, President, Garwood Whaley, Vice President, Ellyn Miller and Robert Smith, Secretary. Gar Whaley seconded the motion. The motion passed unanimously.

### **DOCUMENTS REVIEW TASK FORCE**

Gar Whaley gave the documents review report and the Board reviewed the suggested changes. They approved the following changes to be sent to the attorneys to prepare amendments to the Documents:

Declaration:

5.1 – add security services/alarm monitoring

6.1.B.8 – Association shall be responsible for removal and replacement of all palm and hardwood trees. Homeowners will be responsible for the removal and replacement of all landscaping (shrubs, plants, ornamentals). If a homeowner does not remove and replace landscaping after receiving three (3) violation letters, the Association has the right to remove and replace as they deem necessary and bill the homeowner accordingly.

7.2- add or 1 copy if digitally submitted

7.5D – change to 6pm

8.4A – police vehicles only on an emergency basis (this section to clarified by the attorneys based on Florida statute)

8.1- moving vans may remain until 9pm (the attorneys to add language regarding size)

8.14 – add the Board has the right to extend the timeframe for the entire community to open shutters for up to two (2) weeks in an emergency

By-laws:

4.6E – word change to reflect technology (if attorneys state this is needed)

4.7 – is consent form needed for electronic transmission (question for attorneys)

Rules at a glance:

L.7 change "in the roof" to "on the roof"

N. Change heading to "Water Features"

**NEXT MEETING:**

The next Board meeting will be June 5, 2018 at 5:00pm.

**ADJOURNMENT**

**There being no further business, Patty Vanderkwast motioned to adjourn the meeting.**

**Seconded by Ellyn Miller. All in favor.**

Meeting was adjourned at 12:28pm.

Respectfully submitted by,  
Meredith Rubin, LCAM