



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
8135 Lake Worth Road, Suite B, Lake Worth, FL 33467
(561) 588-7210 Fax: (561) 588-2411 EstuaryMGR@apm247.net
Website: TheEstuaryOnline.com

BOARD OF DIRECTORS MEETING

Tuesday, June 17, 2019

5:00pm

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:05pm stating there was quorum.

Board members present:

Gary Rex, President
Garwood Whaley, Vice President
LisaMarie Cohen, Secretary
Stephen Alport, Director

Absent:

Dianne Letzelter, Treasurer

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

There were approximately 8 members present.

MINUTES

Stephen Alport made a motion to approve the minutes of the May 21, 2019 Board meeting. Gar Whaley seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

Gary Rex thanked everyone in attendance at the meeting. No further report.

TREASURER'S REPORT

Gary Rex reported for Dianne Letzelter that the Community was in good shape.

MANAGER'S REPORT

Delinquency report: *See attached.*

Mailboxes: *Beautiful Mailbox – installed. Please remember the cost was \$279. At this point 2 homeowners paid \$3 too little.*

Painting: *Completed*

I am waiting for a date from RCI to complete all the punch list items.

Claudio was in Brazil– back tomorrow. Will have date when he is back.

Landscape Maintenance: *BrightView Landscaping is doing very well. They trimmed the fronts and backs and are working on plant separation.*

Lake: Midge spraying and mosquito fish stocking - done.

Tree trimming: Ashem \$19,023.00 – to be done end of July or beginning of August
BrightView - \$16,585

Inspections: There are a lot of homeowners who have been placing pots outside their homes, including members of the ALC and Board. I think the ALC should revise the pot issue when they update the guidelines.

Letter to homeowners: We prepared a letter to homeowners regarding responsibilities for landscaping and completing ALC forms. The ALC wants to make changes. The letter is attached.

Iguana treatment: Matador Pest - \$600/month
Iguana Solutions - \$600/month for up to 20 hours.

Gar Whaley made a motion to discuss the Iguana treatments/removals. LisaMarie Cohen has seconded the motion. After a discussion the motion was tabled. The Board asked that this item be discussed when the budget is prepared.

Traffic circles and cul de sacs: We received proposals from 2 vendors to decrease the size of the cul de sacs and the island at the Estuary Way gate. This project, with the replacement of the grey pavers should wait until the mailboxes are done and have everything done at one time – OR before the road sealing. *PLEASE let me know when you would like to work on this.*

Seal coating: We have proposals from 2 vendors who inspected the property. The seal coating will be done over the summer to inconvenience less homeowners. Alan Rose, who is a homeowner sent a video recommending that you apply liquid road, instead of the asphalt-emollient sealer which is generally used. The vendors I use do not apply the liquid road as it requires special equipment. *Project on hold – to be discussed at another Board meeting or open forum*

Gary Rex reported that one of the three bubblers in the north lake is not working.

The Board asked Meredith Rubin to remind BrightView that they were not responsible for trimming the bougainvillea.

ALC COMMITTEE

August Salvado gave the ALC report.

BrightView Landscaping had submitted two (2) proposals which were approved at the last meeting:

- Plantings on the grass strips
- Planting new materials on the traffic circles

BrightView was delayed due to the weather, but we anticipate the projects starting next week.

August Salvado reported that there are homeowners that are commencing landscape projects without ALC approval. The Committee believes that the Board should consider fines for homeowners that don't submit applications before doing work. Gary Rex is going to prepare guidelines to be discussed at the next meeting.

Meredith Rubin prepared a letter to go to homeowners advising them that (1) they are responsible for replacement of dead/missing plants; (2) if they wish to use the current Association vendor and they are using the plants currently in the Community, they do not have to submit an ALC application. If the homeowner is not using the current Association vendor and they are using the plants currently in the Community, they do not have to submit an ALC application, but do have to submit the vendors license and insurance. After a discussion, the Board and ALC determined that if the homeowner is not using the current Association vendor, they do have to submit an ALC application. The letter will be eblasted to all homeowners with a flyer from BrightView.

Applications:

- 1591 – approval not necessary

TASK FORCE REPORT

The Amendments must be added to the Declaration to have a clean copy of the Declaration.

COMMUNICATIONS

Bob Smith gave the report.

The 3rd Quarter Community Directory is due to be posted next week. This will contain any changes that have occurred in the past three months.

EMAIL SERVICE

We investigated setting up email accounts for the security staff. Currently they are using personal Gmail accounts which is not secure and requires changing as personnel changes are made. Ideally using a comcast.net account would be the easiest and most cost-effective way of setting this up. The second way would be to use the domain name we own: theestuaryonline.com. This could be done through our website service for a minimal cost. Our recommendation would be to use the website company. That way, in the future, if we change service providers, it would not be necessary to change email address domain names. We could investigate the possibility of setting up generic email addresses for each board member and for our property manager.

We also found that while reviewing Comcast billing that we have been grossly overcharge for services that we don't require or use. We suggest that management renegotiate our contract with Comcast.

BULK INTERNET SERVICE

We would also like to suggest that the community look into the possibility of negotiating a bulk rate contract with Comcast or another ISP. This could save owners a considerable amount of money on their monthly fees.

WEBSITE

We continue to correct website pages that are outdated or have obsolete information. Meredith has found quite a few documents that needed to be changed. These have all been updated.

If anyone finds a page that needs to be updated, please let me know so that I can make the change.

New photography for the website is planned as soon as the ideal weather conditions allow. The ideal days are Sundays (no contractors working) and summer months (less autos parked on streets and

driveways). Some areas will not be photographed until maintenance has been completed. This would include:

- Fountain (dead plants need to be replaced).
- Rear exit gate needs new planting.
- Pier – waiting for power washing and sealing of decking, railing posts and cap rails. and pergola.

ARCHITECTURAL & LANDSCAPE GUIDELINES

Waiting for updated document from ALC. One approved, document will be formatted, and posted on website and included in the New Owners Guidebook.

SECURITY

The 2019 Hurricane Season Notice has been updated and emailed to all residents and posted on our website.

The Weather Event and Emergency Procedures has been prepared and added to the Post Orders. Copies have forwarded to the Security Committee, board liaison, property manager and the security company.

WELCOMING COMMITTEE – NEW OWNER’S GUIDEBOOK

Except for the Architectural & Landscape Guidelines section all pages to the book have been updated and printed. Assembly and distribution are pending updating of this document.

SIGNAGE – NORTH GATE

LisaMarie Cohen reported that she has had success with the City of Delray who assigned a new address to the front gate – 1300 Palm Trail. Meredith Rubin will order a new number plaque.

We will be looking at some new signage for the north gate that will alert visitors that they have reached a “homeowners entrance” and redirect them to the gatehouse located at 1300 Palm Trail.

SECURITY

Gar Whaley gave the security report.

- There were two incidents where guards were sleeping on duty. Meredith Rubin reported that the guard from the second incident was ill – and has been spoken to.
- Since Frontline started, we have not received any report regarding the Proxy System. The guards are required to swipe so their patrol activity at the various Estuary locations is logged.
- The Committee is not sure when and if the road captains are patrolling the property.

These issues will be presented to Sandy, the Frontline owner during an upcoming meeting with Chris and the Committee.

SOCIAL COMMITTEE

Ingrid Hackenbruch gave the report.

The Committee is planning a happy hour at a location to be determined. A suggestion was made to hold it a Che!!!, which is on the water and has parking.

WELCOME COMMITTEE

No report.

OLD BUSINESS

Process Expert:

Bob Smith reported that there was one response from a homeowner. This was put on hold.

NEW BUSINESS

OVERNIGHT POLICE PARKING

Gary Rex reported that the Overnight Police Parking Amendment did not pass so there is still a discrepancy in the Documents. One provision states that the overnight parking is allowed, and another provision states it is not, which means that the parking is allowed.

Gar Whaley made a motion that if a police vehicle is parked in the Community overnight, it must be on the homeowner's driveway or in the garage. LisaMarie Cohen seconded the motion. After a discussion the motion was tabled.

NEXT MEETING:

The next Board meetings will be:

July 22, 2019, 5:00pm

ADJOURNMENT

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

Meeting was adjourned at 6:37pm.

Respectfully submitted by,
Meredith Rubin, LCAM