



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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

Tuesday, August 20, 2019

5:00pm

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:17pm stating there was quorum.

Board members present:

Gary Rex, President
Garwood Whaley, Vice President
Dianne Letzelter, Treasurer
LisaMarie Cohen, Secretary

On the phone:

Stephen Alport, Director

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

There were approximately 8 members present.

MINUTES

LisaMarie Cohen made a motion to approve the minutes of the July 22, 2019 Board meeting. Gar Whaley seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

No report

TREASURER'S REPORT

Dianne Letzelter that the Community was in good shape. Dianne Letzelter wanted to discuss several items with APM.

MANAGER'S REPORT

Delinquency report: *See attached.*

Budget: I am meeting with Bryan from BrightView to discuss initial budget numbers.

Mailboxes: *Beautiful Mailbox – installed. Please remember the cost was \$279. At this point 1 homeowner has paid \$3 too little.*

Painting: *Cassio started the punch list items. There are 12 homes that RCI has to come back too. I am waiting for a date.*

Landscape Maintenance: *BrightView Landscaping is doing very well. They have done most of the tree trimming and we have received positive feedback.*

Landscape inspections: There are several homes that have dead and dying plants. I would suggest sending another letter in October advising homeowners what their obligations are.

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. This is in progress.

Comcast: Attempting to schedule a meeting with Comcast as the back camera is not working. Victory Access will also be back.

Lighting at fountain: Proposal from Biscotti Electric to install transformer

Fountain: Pump was replumbed and is now working properly.

Golf cart: The golf cart is leaking battery acid causing rust stains at the front entrance and near the pool. There was a discussion regarding possible causes and solutions. Meredith Rubin will reach out to Frontline to resolve.

Iguana treatment: Matador Pest - \$600/month

Iguana Solutions - \$600/month for up to 20 hours.

Bernard's friend will remove as an experiment. Florida Fish and Wildlife is now recommending homeowners kill the iguanas.

Meredith Rubin is going to contact the City of Delray to determine if it is permitted to kill the iguanas in the city limits.

Cable boxes and transformers: Bernard is in the process of painting green.

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*

ALC COMMITTEE

August Salvado gave the ALC report. August Salvado reported that he would like the two Committees to be merged again.

Dianne Letzelter made a motion to combine the architectural and landscape committees. LisaMarie Cohen seconded the motion. The motion passed unanimously.

August Salvado made a recommendation to appoint the following to the ALC:

Jeanne Cohen
Ingrid Hackenbruch
Patty Vanderkwast
Jeff Winokur

Those four homeowners are full time residents who can attend the weekly walk-thru's and the monthly meetings. The other homeowners who applied for the Committee are welcome to attend the walk-thru's and meetings when they are in town.

Dianne Letzelter made a motion to approve the following on the ALC:

Jeanne Cohen
Ingrid Hackenbruch
Patty Vanderkwast
Jeff Winokur

LisaMarie Cohen seconded the motion. The motion passed unanimously.

LisaMarie Cohen will draft a letter to the Committee members and those who were not appointed.

Meredith Rubin advised the Board and Committee of the ALC applications that are in process.

TASK FORCE REPORT

No report.

COMMUNICATIONS

Bob Smith gave the report.

SIGNAGE – NORTH GATE

New signage for the north gate has been completed and will be installed by Bernard, our handyman.

SECURITY – POST ORDERS

The Daily Routine section of the Post Orders was updated to include a new section Use of Gatehouse Computer.

In addition, we added a rule in the Patrol Cart section for use of the cart at night and specifying the use of lights while on patrol.

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.

WELCOMING COMMITTEE – NEW OWNER'S GUIDEBOOK

As previously reported, 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.

SECURITY

Chris Salamone gave the security report. He reported that there have been several incidents where the guards were not working as well as expected. Alfredo, who is the supervisor is the only guard that has

met and exceeded expectations. Sandra Butler from Frontline suggested hiring guards at a higher pay rate and sent a proposal to the Security Committee. The Board discussed the increase suggested and will discuss further at the next meeting, once the 2020 budget is reviewed.

SOCIAL COMMITTEE

There will be an event in October when the snowbirds return. More information to follow.

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEW BUSINESS

None

NEXT MEETING:

The next Board meetings will be:

September 19, 2019, 5:00pm

Budget workshop

October 2, 2019 10:30am

ADJOURNMENT

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

Meeting was adjourned at 6:15pm.

Respectfully submitted by,
Meredith Rubin, LCAM