



**DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.**

c/o Associated Property Management of the Palm Beaches, Inc.  
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**BOARD OF DIRECTORS MEETING  
Wednesday, January 30, 2019  
5:00pm  
at Community Pool Cabana**

**MINUTES**

**CALL TO ORDER**

President Gary Rex called the meeting to order at 5:00pm stating there was quorum.

Board members present:

Gary Rex, President  
Garwood Whaley, Vice President  
Dianne Letzler, Treasurer  
LisaMarie Cohen, Secretary  
Ellyn Miller, Director

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

There were approximately 17 members present.

**MINUTES**

Gar Whaley made a motion to approve the minutes of the November 28, 2018 Board meeting. Ellyn Miller seconded the motion. The motion passed unanimously.

**PRESIDENTS REPORT**

Gary Rex thanked the new Board members for volunteering and welcomed them to the Board. Gary Rex reported that the Board accomplished a lot in 2018 and looks forward to 2019.

**TREASURER'S REPORT**

Dianne Letzler reported that she met with Meredith Rubin and registered for strongroom.

**MANAGER'S REPORT**

MRTA: Meredith Rubin reported that MRTA (marketable record title act) is due on January 25, 2031. No action needs to be taken until 2030 for MRTA renewal.

MRTA includes a process that allows residential homeowners' associations to preserve the covenants and restrictions to prevent extinguishment. There is also a process in the Florida Homeowners' Association Act, Chapter 720 of the Florida Statutes, which allows a community to "revitalize" covenants and restrictions that have been extinguished by MRTA.

Painting: RCI is supposed to be back to add hardware where it is missing on the shutters and re-hang the shutters that are coming off the house. We are also waiting for a date for them to paint the wall.

ADT: 59 homeowners' systems were upgraded and 11 more are scheduled.

Pavers around mailboxes: We are waiting for an additional proposal.

### **ALC COMMITTEE**

August Salvado gave the ALC report.

#### *Applications:*

❖ 1427 – new roof

Dianne Letzler made a motion to approve the ALC applications from 1427 to install new roof by All Phase Roofing. LisaMarie Cohen seconded the motion. The motion passed unanimously.

#### Landscape Vendor:

August Salvado reported that the landscape committee is not happy with the performance of Regional, the landscape vendor and would like to terminate them. The Committee spends too much time asking for tasks to be redone because they were not done correctly.

August Salvado reported that the landscape committee has met with three (3) landscapers – BrightView Landscaping, Leaderscape and US Lawns and obtained proposals. The Committee would like to terminate Regional effective March 15, 2019.

Gar Whaley made a motion to terminate Regional effective March 15, 2019. Ellyn Miller seconded the motion. The motion passed unanimously.

Gar Whaley made a motion to hire a new landscaper, per the landscape committee's recommendation, effective March 15, 2019. Ellyn Miller seconded the motion. The motion passed unanimously. August Salvado will provide the Board with the Committee's recommendation prior February 10, 2019.

#### Power Washing:

Gary Rex stated that he would like every homeowner to be required to power wash their driveways, at their cost. This should be mandatory for all homeowners by March 15, 2019. Meredith Rubin will obtain a proposal from Fiddler to pressure clean the driveways, with a price to clean back patios at the homeowners' request.

Ellyn Miller made a motion to require all homeowners to pressure clean their driveways by April 1, 2019. If a homeowner has recently cleaned their driveway, they must provide proof to the PM. Dianne Letzler seconded the motion. The motion passed unanimously.

#### FPL:

Gary Rex reported that FPL accessed the fire gate at night, for no apparent reason, and damaged the sod. He reported that he contacted FPL and they were supposed to meet with him, but never showed up and never returned calls. Meredith Rubin will obtain a proposal from Regional to check the irrigation and replace the sod. This will be in a separate invoice.

Tree Roots:

Gary Rex would like the Board and ALC to come up with a tree root policy for sidewalks, driveways and front walks. He will contact the attorney for clarification based upon his review of the Documents.

### **COMMUNICATIONS COMMITTEE**

Bob Smith reported the following:

*Database Consolidation:*

Brian McEntee is finalizing the database

Bob Smith asked the Committee chairs to look at the website and confirm that the Committee members are correct. In addition, the Review Committee needs new members.

Bob Smith asked Meredith to contact Beautiful Mailbox because the sign frame does not match the existing.

LisaMarie Cohen reported that met with Meredith Rubin at APM. She will confirm that the directories in the APM portal and the website match.

### **DOCUMENT TASK FORCE**

There were not enough votes for the Amendments at the Annual Meeting. The meeting will be rescheduled for March 20<sup>th</sup>. The new proxies will be sent to the homeowner's that did not vote. The Notice of Meeting will be sent to all homeowners.

### **SECURITY COMMITTEE**

Gar Whaley provided the Security Committee report.

The Security Committee met with Frontline and approved the new guards. Frontline starts as the new security vendor on February 1<sup>st</sup> at 7:00am.

Gar Whaley asked that he receives a copy of all the security incident reports.

There have been complaints regarding the feral cats. Meredith Rubin will send another violation to the homeowner who was feeding them.

Transponders:

Gar Whaley stated that he does not feel homeowners should be charged \$25 to use the temporary transponder. He would like the fee waived, though he does agree that the \$100 deposit should still be required.

Gar Whaley made a motion to waive the \$25 temporary transponder fee. Dianne Letzler seconded the motion. The motion passed unanimously.

Ellyn Miller made a motion to limit the time a homeowner may use the temporary transponder to 14 days, though it may be renewed. Dianne Letzler seconded the motion. The motion passed unanimously.

### **SOCIAL COMMITTEE**

No report.

### **WELCOME COMMITTEE**

No report.

### **HOLIDAY DECORATING COMMITTEE**

Bob Smith suggested disbanding the Committee until the Community would like to decorate again. Gary Rex suggested giving away or disposing of the garland that is in the storage room. Everyone agreed.

### **NEW BUSINESS**

Formation of a Palm Trail Neighborhood Association. This was put on hold for the next meeting.

### **NEXT MEETING:**

The next Board meetings will be:

February 20, 2019 5pm

Amendment Meeting:

March 20, 2019 5pm

### **ADJOURNMENT**

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

Meeting was adjourned at 7:03pm.

Respectfully submitted by,  
Meredith Rubin, LCAM