



**DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.**

c/o Associated Property Management of the Palm Beaches, Inc.  
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**BOARD OF DIRECTORS MEETING  
Wednesday, February 20, 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 16 members present.

**MINUTES**

Gar Whaley made a motion to approve the minutes of the January 30, 2019 Board meeting. LisaMarie Cohen seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT**

Dianne Letzler reviewed the financials for year end 2018 and January 2019. She also reported that the Seawall loans would expire in February 2020 and February 2021. These loans are paid quarterly.

**MANAGER'S REPORT**

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

*Pavers around mailboxes: Waiting for second proposal (Tri County Pavers will provide this week)*

*Painting: Completed*

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

*There are several homes that are missing hardware – working with RCI to have hardware installed. The wall painting will be done (hopefully) next week.*

Landscape Maintenance: *BrightView Landscaping will be starting March 15, 2019. They will be in over the next few weeks to do inspections so that they are ready to start on March 15<sup>th</sup>.*

Tree trimming: *Complete*

Arecas: *Complete*

Sod destroyed by FPL: Have proposal from Regional for \$495/BrightView \$350

Delinquency report: *See attached.*

Security:

The Security Committee revised the post orders. We don't have anyone in the office to re-type. We can provide the service for \$35 after hours.

ADT: 72 homes have been upgraded. 3 more are scheduled.

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*

Pressure Cleaning: Fiddler has provided a proposal to clean the driveways for \$35 and patios for \$35. Homeowners are obligated to clean their driveways by April 1<sup>st</sup>. They must provide a paid receipt from another vendor if they do not use Fiddler.

## **ALC COMMITTEE**

August Salvado gave the ALC report.

*Wall Painting:* RCI to do next week.

*Aerator in Lake:* Power was restored but still not working. Allstate Resource to pull the motor to determine why it is not working.

Landscape Vendor:

August Salvado reported that the landscape committee has recommended that the Board engage BrightView Landscaping as the Association landscape vendor. They have met with BrightView and they have the technology and resources to be the right choice.

Arecas:

The ALC would like to commence removing the Arecas (in sections) and replacing with Calusia hedge. BrightView has agreed to finance the project for 12 months, interest free.

*Applications:*

- ❖ 1560 – new roof
- ❖ 828 – new roof
- ❖ 830 – new roof
- ❖ 1387 – AC replacement
- ❖ 1329 – widen front walkway, eliminate step

Dianne Letzler made a motion to approve the ALC application. Ellyn Miller 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.

Tree roots:

Gary Rex will address this issue with the attorneys.

FPL damage: Meredith Rubin provided the Board with the two proposals to replace the sod where it was destroyed by FPL truck accessing the fire gate. The two proposals are as follows: Regional for \$495/BrightView \$350. The Board agreed to the proposal from BrightView and will bill FPL.

### **DOCUMENT REVIEW**

The Amendment mailing for the March 20<sup>th</sup> meeting was prepared. Gary Rex wants to revise the Notice of Meeting.

### **COMMUNICATIONS**

LisaMarie Cohen and Bob Smith gave the report.

They discussed the Committee names on the website. August Salvado will provide the current names of the ALC Committee. LisaMarie Cohen will talk to the Social Committee and Welcome Committee to get the current list of members.

LisaMarie Cohen is investigating other social networks to use instead of Notes to Neighbors.

There was a discussion regarding the Emma (eblast system). The cost to add LisaMarie Cohen is \$900. She can be added, in an emergency for free,

LisaMarie Cohen reported that there were two volunteers to join the Review Committee.

Gar Whaley made a motion to approve the following members to the Review Committee:

- Steve and Ellen Minden
- Victoria Barkell
- Lucy Bell

Ellen Miller seconded the motion. The motion passed unanimously.

### **SECURITY**

Gar Whaley gave the security report.

Frontline Security started February 1<sup>st</sup>. The Company is smaller, and we have direct access to the owner. The Community saved approximately \$35,000 with this security company.

Alfredo has been retained by Frontline and was made the supervisor. There are still two open positions.

Frontline is trying to be more resident friendly.

The post orders were updated. They will be typed soon and provided to Frontline.

There have been several tailgaters reported at the back gate. Residents are asked to be aware of who follows them into the gate.

### **SOCIAL COMMITTEE**

No report.

### **WELCOME COMMITTEE**

No report.

### **NEW BUSINESS**

Formation of a Palm Trail Neighborhood Association:

Gary Rex provided the opinion and documentation from the Association attorney regarding forming the Neighborhood Association. There is an Agreement in place that would allow the City of Delray to assess Delray Estuary for improvements made to Palm Trail conservation area. The Board agreed that Gary Rex and Gar Whaley should meet with the attorney before proceeding.

Process for expenditures and transfers:

Meredith Rubin explained that no check or transfer could be made without two (2) Board signatures.

**NEXT MEETING:**

The next Board meetings will be:

Amendment Meeting:

March 20, 2019 5pm

**ADJOURNMENT**

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

Meeting was adjourned at 6:48pm.

Respectfully submitted by,  
Meredith Rubin, LCAM