



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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

Community Board Meeting 08/07/20

President Gar Whaley called the meeting to order at 10:00 AM

Board members present: Gar Whaley, President, Chris Salamone, Vice President, Dianne Letzelter, Treasurer, Lisamarie Cohen, Secretary, Don Uselmann, Director, Representing (APM) was Meredith Rubin Community Association Manager. Present Committee Chairs Bob Smith (Security) and Cynthia Brown (ALC). Also present 16 members from the community.

Minutes of 8/21/20 meeting approved.

Palm Beach County and Delray Beach update

- Moving into Phase 2
- Pool rules and Social Distancing Rules have not changed

Legal Update

- Settlement achieved with past Landscape Company costing us \$10,000. Our insurance company will also pay \$10,000. Board had previously approved up to \$12,500 so no new vote was taken.

Meeting Guidelines

- Don explained process for resident participation in meeting.

Treasurer's Report

- Financials in good shape. \$17K under budget and have not touched reserves.
- Have completed Deposits review and will begin refunding to residents entitled.

Property Manager's Report

- Tree-trimming will begin on 10/9 followed by Areca trimming.
- Cleaning backyards of wall properties to start and will be regularly done in the future.
- City wants us to raise one of the drains. We will get cost and then debate necessity with city as there has been no issue with water on the road.
- Seal Coating of roads will be scheduled to start on May 11. We will do half the street at a time to allow access through the community.

Community Update

- "Know Your Neighbor" roster complete through December.

ALC

- 1456 project approved.
- 1599 spa still pending. Meredith attempting to reach engineer to understand any seawall impact.
- Residents have been neglecting front yard responsibilities including replacing dead plants. We need to begin sending notices to those not in compliance.
- ALC Guidelines need to be updated in Homeowner's Manual. Last done in 2007 and changes have occurred.

Security Committee Update

- New Senior Security Officer, Jeffrey Prophete, is doing well
- Two retention bonuses have been distributed
- Pool Gate approved, Meredith will follow up with Victory to install.
- Meredith to follow-up on gate operator maintenance.
- No Trespassing sign installation complete.
- No community comments on temporary no parking signs. Discussion ensued regarding aesthetics. Suggestion made that permanent signs be styled similar to "No Swimming" sign at lake.



Communications Committee Update

- New Owner Information Form redesigned with improved ease of use and functionality for security team.
- We currently have 70 members in our FB group (new member today). Sole method of communicating "Know Your Neighbor". Will develop opportunity as part of it for a neighborhood book club.

Open Forum

- Steve Alport
 - Reminded board of root damage repairs required as part of seal coating project
 - Beach needs attention - Meredith will ensure better attention paid with regular cleaning.
 - Discussed umbrellas for Beach Chairs. He will provide universal holders attached to each chair, residents will need to bring their own umbrellas. Chris suggested residents look at Cool Cabana as a resource for products to provide shade.
- Wayne Wennick
 - Asked how our \$300K in reserves compared to what was called for in our reserve study. Dianne responded that, a) we should do a new reserve study to look at current guidelines, and b) we have only been adding to reserves and not drawing from them.

There being no further business the meeting was adjourned.

Respectfully submitted by Don Uselmann, Director