



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

Thursday, March 18, 2021

5:30pm

VIA ZOOM

MINUTES

CALL TO ORDER

President Chris Salamone called the meeting to order at 5:33pm stating there was quorum.

Board members present:

Chris Salamone, President
Dianne Letzelter, Treasurer
Don Uselmann, Secretary
Cynthia Brown, Director
Jeanne Cohen, Director

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

There were approximately 16 members present.

Eddie Dovner asked the Board to consider installing taller palm trees behind the pool to block his view.

MINUTES

Cynthia Brown made a motion to approve the minutes of the February 17, 2021 Board meeting. Dianne Letzelter seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

Dianne Letzelter said that the Community was in good shape. Dianne Letzelter reported that the Association is \$20,000 under budget.

Dianne Letzelter reported that the Board had received the Reserve Study and will review with the reserve analyst.

PRESIDENT'S REPORT

Welcome to the new homeowners.

Chris Salamone reported that the Board meetings will now be held monthly at 5:30pm. He hopes more homeowners will be able to attend.

Chris Salamone welcomed Jeanne Cohen to the Board.

The goal of this Board is to be Community friendly. Homeowners have to understand that the Board is responsible for enforcing the Documents which everyone bought pursuant to. There are fabulous Committee's who spend a lot of time working for the good of the Community.

MANAGER'S REPORT

Landscape maintenance report – homeowner responsibility reminder from email that was sent
Recommend fines for residents who had work done on their properties without ALC without ALC application and approval

1340 – replaced plants between driveways

1336 – replaced plantings in front and redid back with new plantings, pavers and stones

1332 – removed travelers palm

1375 – removed fence in rear

Dianne Letzelter made a motion to fine any homeowner who performs landscape installation or removals without ALC approval (unless using BrightView or Mike Littman) \$500. Don Uselmann seconded the motion. The motion passed unanimously.

Iguana removal proposal for 2021

- Blue Iguana (current vendor) \$2800
- Matador Pest \$2600

The Board agreed to continue using Blue Iguana.

Painting guardhouse – Juan \$500. The Board agreed to hire Juan to paint the guardhouse.

BrightView Connect – Meredith Rubin reminded homeowners to start putting work orders into BrightView Connect

Seal coating – Waiting for permit from Delray for start date. We anticipate the start date to be the middle of May.

Meredith Rubin reported that the Association will be changing banks on May 1st. New coupons will be sent out.

ALC COMMITTEE

Cynthia Brown gave the ALC report. She reported that she is going to present the revised Areca plan at the April meeting. The policy will state the Board will pay BrightView for the removals. If the homeowner uses another landscaper for the removals, it will be at their expense.

Cynthia Brown discussed sealing of the pavers. Prior ALC's and Board's did not approve the sealing. Steve Alport is working on this project.

Bamboo: Eddie Dovner asked the Board to replace the bamboo with taller bamboo and he would pay half. The Board denied this request.

Julie Hagnauer reported that the following applications were approved by the ALC:

- 1471 front landscaping redo
- 1345 enlarge patio approve with stipulation that green island ficus hedge must be inside property line

Dianne Letzelter made a motion to retro-actively approve the ALC applications that the ALC approved during the past month. Don Uselmann seconded the motion. The motion passed unanimously.

COMMUNICATIONS

Bob Smith gave the report.

- Second Quarter Directory will be distributed April 1, 2021
- Welcoming Committee book – he asked if this was still in process
- Paving Project Discussion – Bob Smith suggested holding a Zoom Town Hall meeting

SECURITY

Bob Smith gave the security report.

- Guest Parking at the Pool – Bob Smith presented samples of the proposed signs for the guest parking and the Board approved a sign

- Post Orders Update – This is in process
- Emergency Preparedness Plan – The Committee is working on the plan
- Camera – Bob Smith reported that the Committee, with Eric Fernandez, is working on updates to the surveillance camera system

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEW BUSINESS

Bathroom at the pool: The Board discussed opening the bathrooms at the pool and agreed to open them. Homeowners should be reminded that keys may not be given out to vendors to use.

NEXT MEETING:

The next Board meeting will be: April 21, 2021 5:30pm via Zoom

ADJOURNMENT

There being no further business, Dianne Letzelter motioned to adjourn the meeting. Seconded Cynthia Brown. All in favor.

Meeting was adjourned at 7:18pm.

Respectfully submitted by,
Meredith Rubin, LCAM