



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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

Thursday, April 22, 2021

5:30pm

VIA ZOOM

MINUTES

CALL TO ORDER

President Chris Salamone called the meeting to order at 5:36pm 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 31 members present.

Presentation: There was a presentation by Josh Gulley from All County Paving, explaining the road sealing project and Josh answered Board and homeowner questions.

MINUTES

Dianne Letzelter made a motion to approve the minutes of the March 18, 2021 Board meeting. Don Uselmann 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 \$17,000 under budget.

PRESIDENT'S REPORT

Welcome to the new homeowners.

Chris Salamone reported that the Board held a workshop meeting on April 18, 2021 to review the Agenda items. All homeowners are welcome to attend the workshop zooms and listen to the Board conversation. He also reported that the Board had asked management to not issue violations during the first year of the pandemic due to the stress of the pandemic but at this point the Community standards must be met.

MANAGER'S REPORT

Meredith Rubin reminded homeowners of the dates for the seal coating and reminded homeowners that they should let vendors know they would not be able to work in the Community during that time.

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

1527 – landscaping without approval (*Board agreed to cancel this violation after the meeting as the landscaping work it was replacement of existing plants)

1595 – replace landscaping between homes (privacy hedge) without approval

Cynthia Brown made a motion to fine the foregoing homeowners who performed landscape installation or removals without ALC approval. Dianne Letzelter seconded the motion. The motion passed unanimously.

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

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

ALC COMMITTEE

Julie Hagnauer gave the ALC report.

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

- 826 areca removal - approved
- 828 areca removal- approved
- 824 areca removal – denied (no evidence of Ganoderma)
- 803 areca removal – denied (no evidence of Ganoderma)
- 1599 replace windows and doors – approved
- 1452 new roof– approved
- 1448 new roof– approved
- 1456 new roof– approved
- 1523 new roof– approved
- 1519 new roof– approved
- 1572 new roof– approved
- 1576 new roof– approved
- 1580 new roof– approved
- 1584 new roof – approved

Dianne Letzelter made a motion to retro-actively approve the ALC applications that the ALC approved during the past month. Cynthia Brown seconded the motion. The motion passed unanimously. She asked that the Board agree that to the following policy: If installing solar roof vent, they must be RM2400 High profile HVHZ solar ventilation vent brown color. Cynthia Brown made a motion to approve the policy that If installing solar roof vent, they must be RM2400 High profile HVHZ solar ventilation vent brown color (this is a low-profile vent). Dianne Letzelter seconded the motion. The motion passed unanimously. The ALC will also ask the two homeowners with the silver solar vents to repaint.

Playground survey – Julie Hagnauer reported that the playground survey will be sent out.

Areca replacement policy approval – Cynthia Brown presented the areca replacement policy. Cynthia Brown made a motion to approve the areca replacement policy: The Estuary Way homeowners would be reimbursed \$200 based on three (3) calusia for every two (2) arecas. The Estuary Trail (garden homes) homeowners would be reimbursed \$150 based on three (3) calusia for every two (2) arecas.

The homeowners must submit an [approved] application and a paid receipt to be reimbursed. The Association would pay BrightView \$500 for areca removals (based on 4 to 5 arecas).

Irrigation system upgrade proposals – Cynthia Brown reported that the ALC had received two proposals for the irrigation system. BrightView submitted a proposal to repair the existing system, Gryphon submitted a proposal to upgrade the system. BrightView has been asked to provide a proposal to upgrade the system,

- Proposals
 - Sod replacement around both lakes - \$3,959.07 – not approved
 - Octane spraying - \$197 – approved
 - Annuals be to replaced at front entrance - approved

COMMUNICATIONS

Bob Smith gave the report.

- Second Quarter Directory were distributed
- Welcoming Committee book – in process

SECURITY

Bob Smith gave the security report.

- Hurricane plan presentation: Bob Smith presented the hurricane plan – based on approved proposals from BrightView and Frontline Security.
- Guest Parking at the Pool – Bob Smith presented samples of the proposed signs for the guest parking and the Board approved the signs
- Retention bonuses – the first quarter bonuses were distributed
- Steve Alport is working on obtaining wifi at the pool

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEW BUSINESS

None

NEXT MEETING:

The next Board meeting will be: May 27, 2021 5:30pm via Zoom

ADJOURNMENT

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

Meeting was adjourned at 7:77pm.

Respectfully submitted by,
Meredith Rubin, LCAM