



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

Thursday, June 1, 2017 7:00 pm
At Community Pool Cabana

MINUTES

CALL TO ORDER

President Jeff Steiner called the meeting to order at 7:10 pm stating there was quorum.

Board members present: Jeff Steiner, President, Bob Smith, VP; Gary Rex, Secretary and Director Patricia Vanderkwast. Representing Capital Realty Advisors, Inc. (CRA) was Gabriel Lazaro, LCAM, Community Association Manager. **Absent:** James Winn, Treasurer

6 Homeowners were present

SECRETARY'S REPORT

Minutes from the April 6, 2017 board meeting were presented to the board for approval.

Bob Smith made a motion to accept the minutes as presented. Seconded by Jeff. All in favor. Motion passed.

PRESIDENT'S REMARKS

Jeff spoke of upcoming sod installation, paver install project and the communities' irrigation system.

TREASURER'S REPORT

Due to JL's absence, Jeff read the treasurer's report prepared by JL.

We have summaries from both March and April financial statements to report. With those statements, we're now one-third through our annual budget, so we should have fewer expense anomalies than earlier in the year.

March:

An overage of \$4,300 for Audit/Tax prep as the annual audit was paid in March and is a one-time annual expense.

White Fly and Fertilization had overages due to irregular timing of service and invoicing. All of these items are in line with the annual budget.

April:

The big overage is about \$8,000 in building repairs. I assume this is due to a reclassification the board asked CRA to make from our budget surplus from 2016.

An overage of \$4,100 in palm tree trimming which is attributed to the fact we only have this service performed twice per year and April was the month it was expensed.

There was an overage of \$7,200 due to the installation of the aerators in the two lakes. This should be a onetime expense which will continue to make this category over budget for the remainder of 2017, but will not need to be a recurring expense for several years to come.

An overage of nearly \$1,400 for additional weeding of the preserve area. This appears to be an extraordinary expense not budgeted for, so the budget for Preserve Maintenance will likely to continue to show an overage for the remainder of 2017.

We seem to have extraordinary expenses almost monthly for irrigation repairs. Expenses are now about 100% over budget for the year. Perhaps we need to have CRA look more closely into why this is occurring and whether we need to consider alternatives including a higher budget for this expense. As of the end of April, we have an Operating Cash balance of approx. \$370,000.

Jeff motioned to accept the treasurer's report as read. Bob seconded the motion. All in favor. Motion passed.

MANAGER'S REPORT

Presented to the board in a spreadsheet included in their board meeting packet.

COMMITTEE REPORTS

ALC COMMITTEE

Julie Hagnauer presented the ALC Committee's report:

ALC applications received for consideration.

ALC1391-2017-03-23 **Screen Enclosure**

ALC1455-2017-04-25 **Impact Windows(front door stain must match approved**

ALC1543-2017-04-25 **Landscaping Installation**

ALC1547-2017-04-25 **Landscaping Installation**

ALC1439-2017-04-25 **A/C Installation**

Patty motioned to approve the ALC applications per the ALC Committee's recommendations. Seconded by Jeff. All in favor. Motion passed.

COMMUNICATION COMMITTEE

Nothing to report.

SECURITY COMMITTEE

Bob went over the results of the security survey sent to the residents of the community.

Patty presented her report on the potential new security company candidates and provided the board with their recommendation of G4S as the communities' new security provider.

Gary motioned to approve G4S's contract in the amount of \$182,837.49. Bob seconded the motion. All in favor. Motion passed.

REVIEW COMMITTEE

Nothing to report.

SOCIAL COMMITTEE

The committee announced the next community social at the Atlantic Grill located at the Seagate Hotel.

WELCOMING COMMITTEE

Nothing to report.

OLD BUSINESS

NEW BUSINESS

The renewal of ADT's monitoring contract was discussed amongst the board.

Gary motioned to cancel the monitoring contract in order to avoid the automatic renewal and to possibly enter into negotiations for a new contract. Patty seconded the motion. All in favor.

Motion passed.

RESIDENTS FORUM

Questions from the homeowners were answered by the board.

ADJOURNMENT

There being no further business, **Gary motioned to adjourn the meeting. Seconded by Bob. All in favor.**

Meeting was adjourned at 9pm.

Respectfully submitted by,
Gabriel Lazaro, LCAM

Next meeting date August 3, 2017

The Delray Estuary Action List

Category	Action Item	Notes on Status	Expected Completion Time/Responsibility	Date Completed
Violation 11/7/16	City Violation 11/16	Proposal submitted by Majestic to install stone and remove dead plant material.	Proposal approved at April board meeting. Majestic scheduled to install rock June 5	Anticipated completion date of 6/9/17
Pool House 11/14/16	Replace storage room doors	Josafa providing proposal for replacement	Waiting for proposal. Will be sent to board upon receipt.	TBD
Lakes 12/1/16	Lake Aerators	Proposal received from Gulf Coast. Waiting on additional proposal from Superior Waterways	Proposals received. Will be presented at April 6 meeting. Work performed by Superior Waterways.	Done
Lights 1/16/17	Flood lights at pool	LED Flood lights received. Waiting for install date from Josafa	Manager expects them to be installed on or before March 31st	Done
Sod 3/9/17	Replacement of communities sod	Install date pending	Proposal approved. Possible install date close to the end of June depending on how fast grass is killed off. Sod being installed by Odum's Sod.	End of June 2017
Roofs 3/2/17	Cleaning of communities roofs	On hold until further notice	On hold per board until further notice	4/5/17
Trees 3/21/17	Trimming of community palm trees	In process of obtaining proposals	Proposals received. Will be presented at April 6 meeting.	Done
Gutters 3/29/17	Install gutters rear of pool house	In process of obtaining proposals	In process of obtaining proposals	Proposal requested from Josafa.
Utility Boxes 5/31/17	Paint FPL/Comcast boxes	In process of obtaining proposals	In process of obtaining proposals	TBD
Pool House Ceiling Fans 3/9/17	Replace ceiling fans at pool house	Proposal presented and approved at April board meeting	To be completed by end of May. Work done by Josafa.	Done
Pavers 3/29/17	Replace grass areas around mailboxes with pavers	Proposal from Topline Painting approved at April board meeting	Project has begun. Josafa expecting additional pavers to be delivered June 6. Josafa performing work.	TBD
Pool Column Trim	Replace pool column trim with concrete	In process of obtaining proposals	Proposals will be presented to board upon receipt	TBD
Trimming of palms behind garden homes	Clean up and trim palms behind garden units	In process of obtaining proposal from Majestic	Proposal will be presented to board upon receipt	TBD
Replace landscaping on either side of main entrance	Replace landscaping at main entrance	In process of obtaining proposal from Majestic	Proposal will be presented to board upon receipt	TBD

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