



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

Thursday, September 28, 2017 7:00 pm
At Community Pool Cabana

MINUTES

CALL TO ORDER

President Jeff Steiner called the meeting to order at 7:04pm stating there was quorum.

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

10 Homeowners were present

SECRETARY'S REPORT

Minutes from the August 3, 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 the new roof tile selected and the discontinuance of the product. The board reviewed sample tiles presented by Allphase Roofing. **Jeff motioned to approve Boral brand Spanish Clay roof tile model 1NUCS6079. Bob seconded the motion. All in favor.**

TREASURER'S REPORT

JL went over the overages in August. Quite a few of the overages were related to the sod installation. **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

1328 Estuary Trail shutter install
1324 Estuary Trail A/C replacement
1383 Estuary Trail A/C replacement

Jeff motioned to accept the committee's report as presented. JL seconded the motion. All in favor.

COMMUNICATION COMMITTEE

Nothing to report.

SECURITY COMMITTEE

Patty went over issues experienced with Command Security and the start of the new company, G4S. Patty also discussed the repairs done at the guard house in preparation of the new company.

REVIEW COMMITTEE

Nothing to report.

SOCIAL COMMITTEE

The committee spoke of upcoming events scheduled for the month of October.

WELCOMING COMMITTEE

Nothing to report.

OLD BUSINESS

Jeff spoke of the sod installation project. Owners requesting replacement sod where grass was previously planted should designate those area by marking them prior to sod installation. If sod/grass needs replacement in the future, the HOA would replace that sod at the HOA's expense.

NEW BUSINESS

Board reviewed estoppel resolution provided by association attorney. **JL motions to approve the resolution as presented. Patty seconded the motion. All in favor.**

Guard House A/C- Proposals were reviewed. **Jeff motioned to spend up to \$3,100 for a new A/C and requested Island A/C provide a proposal. JL seconded the motion. All in favor.**

1419 Fence- Fence proposals reviewed. **Jeff motioned to approve Keyed Up Fence to install the new fence around the palm located in common area behind unit 1419 in the amount of \$722. JL seconded the motion. All in favor.**

Board reviewed attorney association agreement from Michael Bogen's office in the amount of \$2,500. **Jeff motioned to approve the agreement. JL seconded the motion. All in favor.**

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 Jeff. All in favor.**

Meeting was adjourned at 8:22pm.

Respectfully submitted by,
Gabriel Lazaro, LCAM