



BOARD OF DIRECTORS MEETING

7:00 pm. Thursday, March 5, 2015
At Community Pool Cabana

MINUTES

CALL TO ORDER

Jeff Steiner called the meeting to order at 7:00 pm. A quorum was established. Board members present: Jeff Steiner, President; Julie Hagnauer VP; Don Uselmann Secretary and Director Bob Smith. Cara Destefano-Greif, Treasurer was absent. Representing Capital Realty Advisors, Inc. (CRA) was Steve Polino, LCAM, and Community Association Manager.

APPROVAL OF PREVIOUS MEETING MINUTES

After review, a motion was made, seconded and unanimously approved to accept the Annual Membership Meeting and the Board's Annual Organizational Meeting minutes, both held on February 4, 2015 as written.

OFFICERS & COMMITTEE REPORTS

- FINANCIAL REPORT – In the absence of Treasurer Cara Greif, Jeff Steiner reviewed and commented on the January Financial reports discussed the way the construction expenditures were shown on the reports, stating that the bottom line negative monthly were very confusing and misleading. Steve asked Jeff to discuss a remedy with Wayne Stansel, the DE Accounting Mgr and Lisa Moore, CRA Controller and VP to insure no misunderstandings. It was noted that no homes were in foreclosure and the one homeowner delinquent had paid.
- COMMUNICATION COMMITTEE REPORT – Bob Smith, Communications Committee chairman reported there are presently 147 residents who receive emails on a regular basis. Since the last Board meeting 3 emails bulletins have been sent out. Bob reported the update of the Community Directory was complete on February 27th and was online at the Association's web site.
- SECURITY COMMITTEE – James Donley and Joe Hurtuk reported on the committee's recent activities, reviewed 2014 gatehouse attendants activities statistical totals and the Security improvement to date. Quotes taken to upgrade and provide additional Camera were reviewed and discussed which included upgrading of the rear gate cameras and adding cameras to the main entrance, including camera on the interior of the gatehouse with audio microphone. After discussion, **a motion was made, seconded, and unanimously approved to accept the contract from Victory Access Control, LLC, for the ungraded equipment at a total cost of \$4,985.00.**
- SEAWALL COMMITTEE – Cynthia Brown, Committee Chairman, and Jeff Steiner, Board President reported on the completion of the Seawall replacement project, Phase I – bldg. no. 2, and discussed the start date of Phase II, the replacement to take place at bldgs. no 6 (center bldg. on the intracoastal) and no. 11 (north bldg.). Homeowner have been advise to have all personal item, including any permanent structures, i.e., Spas, Grill, etc. removed by April 12th, for a start date on or about April 19th.

- ALC COMMITTEE – Julie Hagnauer, Board VP and Chairman of the ALC Committee presented the committee recommendation to the Board on applications from the following homeowners which were unanimously approved by the Board of Directors: 1401 & 1405 – Landscape in front planted area, 1456 & 819 Landscape in rear, 1547 – removal of a section of outer fence and 1409 – a TV installed on the wall of the interior of the rear patio.

MANAGEMENT REPORT

Steve Polino provided a written report on assigned projects, key issues and various events during February since the last meeting. There were a brief discussion on selected items from the below report.

LANDSCAPING

- Majestic Landscape mowed three time and will do the same in April. The monthly trimming was completed as scheduled in February.
- I have met with Tim and discussed plans for the annual ‘Heavy Cut-Back’ of plants that have become leggy due to age. It is expected that these plants will fill-in and any that do not will be considered for replacement at one of the association plantings.
- We will soon have bids for the Annual Tree Trimming for consideration at a future Board Meeting to be done in late May or early June, the second palm tree trimming will be scheduled for the early December as has been done.
- The 1st Association Planting is scheduled to be done in early April. **Owners with dead plants that need to be considered for replacement by the Association should contact Steve Polino at 561.624.5888, to make an appointment prior to the March 25th. Association Planting scheduled for the first half of April at this time.**

GROUNDS PEST CONTROL

- The next IPM pest control inspections and as needed treatments will be done in mid-April. as scheduled. The months Safe Planet provides this service are February, April, May, June, July, August, October, and December.
- The first semi-annual SWF treatments was completed at the end of December due to the insects was starting to show up again. Several homeowner pest control companies had reported they were seen on the patio palm again.
- Safe Planet does four turf fertilizations per year. Two of those applications are weed and feed. The weed and feed applications are done in the first and fourth quarter, and the first was done this month. The other two applications of straight fertilizer are done in the second and third quarter.
- Safe Planet does four ornamental and palm fertilizations per year and they are done on a quarterly basis also, done this month. The pest control IPM Inspection and treatments as needed for the grass and shrubs are contracted to be done eight times per year.
- There are service calls to inspect specific locations brought to their attention by homeowners calling in to CRA reporting a suspected problem for treatment, most common is black sooty mold on plants and various insects.
- **Homeowners are urged to contact ‘Jason’ at 624.5888 to request a Work Order for any plant that appears to have damaging insects or is starting to look like it is dying.**

IRRIGATION

- Since our irrigation system uses city water, watering twice a week instead of three times a week will reduce the monthly cost of water by one-third. The grounds plant and turf material will be watched closely by Majestic and Image Sprinklers for any areas that are under stress.
- Image has completed the initial installation of the system on the patios at building 2, adjustment will be done as needed to accommodate planted areas.
- Work Orders are being addressed as problems are reported and the ‘monthly wet-checks’ to inspect all equipment (where each sprinkler head is looked at while it is running to adjust to the correct spray) are being done on schedule.
- Note that areas where ‘Carpet Grass’ (really a weed) is mixed in the lawns has been slow to go dormant and for the most part is still green due to the relative warm weather. Note that a cold spell could still cause this weed to turn brown. This is not due to lack of irrigation water. It is normal as this weed is affected by cool weather, unfortunately it not dead and will come back at the beginning of the growing season, spreading to a larger area each year.
- Watering Plants and Turf twice a week will result in healthier Plants and Turf that are more drought resistant as roots will be forced to grow deeper reaching for water, which is a key aspect to strong healthy grass. Healthier turf will help keep weed seeds that the wind blows in from germinating and over time resulting is less weeds in the grass with an improved appearance.

LAKES

- Lake Masters Treated the lake water weeds and will be doing another treatment on them this month, the algae in the lake will be treated on a as needed basis. Algae blooms are more likely to appear after the quarterly fertilizations, which due to the warm days and combined with the fertilization run off which cause algae blooms.
- Midge treatments being done are expect to keep them under control, the Board will be considering fish stocking of the lakes again if it is found to be needed.
- The Preserve where aquatic midges are allowed to grow unchecked without any being allowed will increase the chances for the lake side patios to be affected with this insect.

PRESERVE

- The quarterly maintenance and the additional weeding of the Buffer Zone in between the regular service and Mangrove Trimming in the Preserve and behind the homes on the Intracoastal Waterway was completed at the end of January. The irrigation originally set for watering once a week in the Buffer Zone has been turned off.

SEAWALL CONSTRUCTION

- Planning for the removal of homeowners' personal items on patios at building 6 and 11 should be underway at this time, especially if there is a spa on the patio.
- The fencing, all landscape plant material, all types of trees and the moving of pavers up under the unit overhang is being planned at this time.
- It is planned and hoped that both buildings seawall can be completed this year.

OLD BUSINESS

The clarification Amendment to the Declaration regarding Maintenance considered at the Annual Membership Meeting will be reconsidered at a Special Membership meeting tentatively scheduled to take place following the Board's regular meeting on May 7th. The Board feels it necessary due to the large number of owners that stated at the annual meeting that they did not understand the amendment. Maintenance has never been handled the way the present Declaration suggests, at least not since 2006 when CRA started with the Delray Estuary. Only when maintenance was done for all homeowners were owners billed by CRA, when it was needed.

The present and past Boards of Directors, having applied the maintenance procedures and the billing of homeowners as it is being done now and has been done in the past, believes it is in the best interest of all homeowners. It gives homeowners control of their home and options, not available to the Association, that save all homeowners money. It was noted that the Amendment requires 75% of the owners to approve, the amendment failed to be approved by only 3 votes.

It was determined that a cover letter from the Board of Directors explaining the amendment will be sent with the meeting notice and voting documents to be mailed this month. Homeowners will be allow to vote by mail.

NEW BUSINESS

It was noted that several of the lounge were damaged and Dr. Strap would bring samples to the property for the Association to select replacements. Julie Hagnauer, Bob Smith and Joe Hurtuk volunteered to meet with Paul Golub (Dr. Strap) to view a possible replacement fabric, the present pattern has been discontinued.

The annual spring mulch was reviewed and discussed. After discussion, **a motion was made, seconded and unanimously approved to accept the Majestic Landscape quote not to exceed \$6,911.00.**

Jeff reviewed the Murphy Construction contract in detail for the seawall replacement at buildings 6 and 11, planned to start mid-April. Key aspects of the planned process were discussed. Jeff comment that much had be learned by Murphy during the construction at building 2, completed in 2014, which partial accounted for the cost being much lower for these two buildings. The floor was opened for the homeowners present to ask questions. After review and discussion, **a motion was made, seconded and unanimously approved and accept the Murphy Construction contract at a total cost of \$877,388.** Note that a change order will be coming from the approx. \$14,500 shortfall from wall one due to their mistake in the contract.

The contract from Bridge Design Associates, Inc., (BDA), Consulting Engineers, to oversee Murphy Construction, provide on-site inspection of the work being done, provide pictures and progress reports, to review and provide Certification Reports that work claimed completed and invoiced on draws by Murphy construction is complete and done to the contract specification, was reviewed and discussed. In addition to the BDA, Inc. contract the cost of sub-contracting for an independent certified testing laboratory to provide the results of 'concrete tests' to insure the concrete provide by Murphy Construction meets the required standards. After discussion, **a motion was made, seconded and unanimously approved to accept BDA contract at a total cost of \$28,000.00 for services rendered for bldg. 6 & 11 and for \$4,800.00 (sub-contracted) for concrete testing by an independent Certified testing laboratory.**

RESIDENTS FORUM

Jeff opened the floor for homeowners to speak, ask questions and make comments on any issues, on the agenda or not on the meeting agenda. The Board answered questions, discussed various issues and considered comments from the membership present.

If you are unable to attend the Board Meeting(s), homeowners wanting to raise issues or make comments on any subject are asked and encouraged to direct correspondence to the Association's Website or send to CRA addressed to the Delray Estuary Board of Directors. Each Board member will receive copies if sent to CRA and the issue(s) raised in all correspondence received will be reviewed and discussed by the Board members at the next Meeting.

All Board of Directors meetings are open and all homeowners and residents are invited to attend.

ADJOURNMENT

The next Board of Directors Meeting is scheduled on April 2, 2015. No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 8:26.