



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

**Tuesday, March 20, 2018 6:00 pm
at Community Pool Cabana**

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 6:03pm stating there was quorum.

Board members present:

Gary Rex, President
Garwood Whaley, Vice President
Ellyn Miller, Treasurer
Robert Smith, Secretary
Patricia Vanderkwast, Director

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

There were approximately 40 members present.

SECRETARY'S REPORT

Garwood Whaley made a motion to accept the February 13, 2018 minutes. The motion was seconded by Bob Smith. All in favor. The motion passed unanimously.

TREASURER'S REPORT

Ellyn Miller presented the Treasurer's report.

She reported that the Board met with Brian McEntee from APM to review the January and February financials. She reported that Brian McEntee suggested that the Board consider using \$150,000 of the \$349,000 in operating cash to reduce the seawall loan. She also reported that Brian McEntee showed her how to navigate the APM portal and found the information very useful.

PRESIDENT'S REMARKS

President Gary Rex the Board is making progress reviewing the Association contracts and will have more information at a future meeting. The Board is working well and accomplishing a lot for the Community.

MANAGER'S REPORT

Meredith Rubin reported on the ongoing projects. The full report is attached.

COMMITTEE REPORTS

ALC COMMITTEE

Cynthia Brown gave the ALC report.

Cynthia Brown reported that August Salvado and Michael Ewing have volunteered to serve on the ALC.

Gar Whaley made a motion to appoint August Salvado and Michael Ewing to serve on the ALC Committee. Bob Smith seconded the motion. The motion passed unanimously.

Gar Whaley made a motion to approve the following applications:

1447 landscaping

1447 windows and doors

1475 gutter

Patty Vanderkwast seconded the motion. The motion passed unanimously.

Cynthia Brown presented a request from 1475 to install hurricane shutters. The Board is going to review the application further and will respond in a timely manner.

Ellyn Miller gave the Paint Committee report and presented the renderings of the proposed paint colors. RCI will attend the next Board meeting to make a presentation and answer any Board and homeowner questions. The painting will commence in June.

Gary Rex made a motion to approve the colors chosen by the ALC for painting all of the homes in the Community as follows:

Buildings:

SW 7005 pure white

SW 6385 dover white

Shutters:

SW 7640 faun brindle

Garage door:

SW 7020 black fox

Gar Whaley seconded the motion.

The motion passed with a vote of four (GR, FW, EM, PV) and one abstention (RS).

COMMUNICATION COMMITTEE

No report

SECURITY COMMITTEE

Patricia Vanderkwast, reported that Chris Salamone and Stan Cohen volunteered to serve on the Security Committee.

Patty Vanderkwast made a motion to appoint Chris Salamone, Committee Chair and Stan Cohen to the Security Committee. Ellyn Miller seconded the motion. The motion passed unanimously.

Patty Vanderkwast also reported that there was an incident at the rear gate. The Guard on duty did not act in an appropriate manner and has been removed from the property.

Patty Vanderkwast also reported per ADT 91 residents use their home security system. There was a conversation regarding home security and why the Security Committee feels it is necessary.

Patty Vanderkwast made a motion to approve entering into a contract to provide alarm monitoring for each home, paid for by the Association, the vendor to be determined. Ellyn Miller seconded the motion. The motion passed with a vote of three yes (EM, PV, RS), one no (GR) and one abstention (GW).

Gar Whaley made a motion that the Security Committee should have ADT & Vector Security make presentations to the Security Committee, within two (2) weeks so that the Security Committee can make a recommendation to the Board at the next meeting. Gary Rex seconded the motion. The motion passed unanimously.

REVIEW COMMITTEE

No report

SOCIAL COMMITTEE

Ingrid Hackenbruch gave the Social Committee report. She reported that the next social event will be held on Friday, April 6th at the pool. The theme will be Ice Breaker.

WELCOMING COMMITTEE

Ingrid Hackenbruch reported that Welcome Committee welcomed three new owners to the Community.

HOLIDAY DEORATING COMMITTEE

No report

OLD BUSINESS

Maintenance/Janitorial:

Patty Vanderkwast made a motion to approve a maintenance/janitorial contract with APM for 20 hours per week. Bob Smith seconded the motion. The motion passed unanimously.

NEW BUSINESS

Engineer

Ellyn Miller made a motion to approve the proposal from WGI to prepare an engineering study on the deck for a cost of \$3000. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Reserve study:

Gar Whaley made a motion to approve the proposal from JR Frazer to perform the reserve study. Ellyn Miller seconded the motion. The motion passed unanimously.

Association Counsel:

Gar Whaley made a motion to engage the law firm Backer, Aboud, Poliakoff & Foelster as the Association counsel and execute the retainer agreement. Ellyn Miller seconded the motion. The motion passed unanimously.

Auditor:

Ellyn Miller made a motion to engage Gerstle Rosen & Goldenberg PA to perform the 2017 Annual Report. Gar Whaley seconded the motion. The motion passed unanimously.

Old Palm Grove:

Gary Rex made a motion to approve Gary meeting with the President of Old Palm Grove to discuss the proposed security gate they wish to install. Gar Whaley seconded the motion. The motion passed unanimously.

NEXT MEETING:

The next Board meeting will be April 3, 2018 at 5pm.

ADJOURNMENT

There being no further business, Bob Smith motioned to adjourn the meeting. Seconded by Patty Vanderkwast. All in favor.

Meeting was adjourned at 8:21pm.

Respectfully submitted by,
Meredith Rubin, LCAM