



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Tuesday, July 10, 2018 5:00 pm
at Community Pool Cabana**

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:02pm stating there was quorum.

Board members present:

Gary Rex, President
Garwood Whaley, Vice President
Ellyn Miller, Treasurer (on telephone)
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 9 members present.

Gar Whaley made a motion to approve the minutes of the June 5, 2018 Board meeting. Patty Vanderkwast seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

Ellyn Miller gave the Treasurer's report. The audit has been approved.

The Board discussed the 2019 budget.

MANAGER'S REPORT

Meredith Rubin gave the Manager's report.

Pier: Gar Whaley made a motion to approve the pier design as unanimously approved by the Pier Task Force. Patty Vanderkwast seconded the motion. The motion was pulled.

The Board asked the PM to obtain renderings of the pier from Seawall Doctor.

Insurance: Meredith Rubin provided a proposal from Park and Associates for the insurance renewal. An insurance forum was scheduled for July 24th at 5pm.

Pool:

Gar Whaley made a motion to approve the two proposals (\$9,600 and \$1662) from Goldstar Pools to repair and resurface the pool. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Fountain:

Gar Whaley made a motion to approve proposal (\$3775) from Goldstar Pools to repair the fountain. Elyn Miller seconded the motion. The motion passed unanimously.

Late fees: There was a discussion regarding the homeowners who were sent to the attorneys for non-payment of the January and April payments.

Elyn Miller made a motion that the homeowners who were sent to the attorney should be responsible for the payment of the legal fees. Bob Smith seconded the motion. The vote was Yes: EM. No: GR, GW, RS, PV. The motion did not pass.

Gar Whaley made a motion to ask the attorneys to waive their fees or to attempt to negotiate the fees to a lower amount. If the attorneys will not waive the fees and/or the amount is reduced, then the Board should absorb the fees. Gary Rex seconded the motion. The motion passed with a vote of three yes: GW, EM, RS one no: PV and one abstention: GR.

ALC COMMITTEE

August Salvado gave the ALC report.

Mailboxes: Beautiful Mailboxes provided a sample of the mailbox the Committee approved and a proposal in the amount of \$33,109, cost of which is to be paid by homeowners. The Board discussed the proposal and the sample mailbox and requested that the number plaque should be on the mailbox not underneath it and the solid plaque underneath removed.

Gar Whaley made a motion to approve the mailbox replacement proposal from Beautiful Mailbox with requested changes, cost not to exceed \$33,109, cost to be paid by homeowners. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Street sign repairs, replacement and painting: Patty Vanderkwast made a motion to approve a proposal from Beautiful Mailbox in the amount of \$1,214 to repair, replace and paint street signs. Gar Whaley seconded the motion. The motion passed unanimously.

Number Plaques: Elyn Miller made a motion to approve the proposal in the amount of \$107 per plaque from Classy Plaques for the purchase white plaques with black numbers to be installed at each home. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Guardhouse Awning: Gar Whaley made a motion to accept a proposal in the amount of \$3,280 from Delray Awnings to purchase and install new black with 4" double white stripes sunbrella awnings at the guardhouse. Bob Smith seconded the motion. The motion passed with four yes (GR, GW, RS, PV) and one abstention (EM).

Applications:

- ❖ 1369 – additional garage
- ❖ 1369 – increase size of sea wall
- ❖ 1369 – install pool
- ❖ 1415 – rear pavers
- ❖ 828 – replace trellis

1369: Gar Whaley made a motion not to approve the ALC application from 1369 to install an additional garage. Patty Vanderkwast seconded the motion. The motion passed unanimously.

1369: additional applications not reviewed as incomplete.

1415: Gar Whaley made a motion to approve the ALC application to install walnut travertine pavers in the rear of the home and to set additional color and material standards for the community. Patty Vanderkwast seconded the motion. The motion passed with four yes (GW, EM, RS, PV) and one abstention (GR).

828: Gar Whaley made a motion to approve the ALC application to replace front trellis with the same materials to match existing. Patty Vanderkwast seconded the motion. The motion passed unanimously.

COMMUNICATIONS COMMITTEE

Bob Smith reported that everyone is now in the Estuary database, Gar Whaley expressed concerns that the database was only held by one person. The Board agreed that an excel copy of the database should be sent to APM to put on the secure APM eunify site.

SECURITY COMMITTEE

Chris Salamone reported that a new site supervisor, Gary Cohen was hired, and the Security Committee is evaluating whether or not he has the qualifications for the job. The Committee is waiting for the final draft of the ADT contract with the attorneys' comments. The final contract will be sent to the Board for approval.

SOCIAL COMMITTEE

Ingrid Hackenbruch reported that the Social Committee is planning a party on July 27th at the Seagate.

WELCOME COMMITTEE

No report.

HOLIDAY DECORATING COMMITTEE

Bob Smith presented a proposal to purchase new holiday mailbox bows. After a discussion no action was taken.

OLD BUSINESS:

Ellyn Miller made a motion to approve a proposal from Medallion Furniture in the amount of \$6,924.66 to purchase new furniture for the pier. Gar Whaley seconded the motion. The motion passed unanimously.

NEXT MEETING:

The next Board meeting (forum) will be July 24, 2018 at 5pm with the insurance agent.

ADJOURNMENT

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

Meeting was adjourned at 8:05pm.

Respectfully submitted by,
Meredith Rubin, LCAM