



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Tuesday, August 7, 2018 5:00 pm
at Community Pool Cabana**

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:12pm 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 15 members present.

Gar Whaley made a motion to approve the minutes of the July 10, 2018 Board meeting. Patty Vanderkwast seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

Ellyn Miller gave the Treasurer's report. Ellyn Miller reported that Brian McEntee recommended holding the meeting later in the month to have accurate financials.

Meredith Rubin discussed the delinquencies.

There was a discussion regarding using excess funds to pay for the pool and fountain repairs and the plaques. \$25,000 should be kept in the account for hurricane clean-up.

MANAGER'S REPORT

Meredith Rubin gave the Manager's report.

Delinquencies: The Board asked to be advised before homeowners are sent to the attorneys for collection.

Seawall – The preserve area needs to be cleaned up on a weekly basis.

Weeds – Majestic Landscaping should be notified that the weeds must be sprayed more often.

ALC COMMITTEE

Joe Hurtek gave the ALC report.

Applications:

- ❖ 1471 – new roof
- ❖ 1475 – new roof
- ❖ 1479 – new roof

Patty Venderkwast made a motion to approve the ALC applications from 1471, 1475 & 1470 to install new roofs by All Phase Roofing. Gar Whaley seconded the motion. The motion passed unanimously. The roofer should be advised that (1) updated license must be submitted (2) no equipment may be stored overnight in the Estuary (3) all debris must be removed daily.

House numbers: The plaques are on order and will be delivered to Gary Rex within two (2) weeks.

Gar Whaley made a motion to divide the ALC into two (2) separate committees, Architectural Committee and Landscape Committee, comprised of four (4) members each with August Salvado chairing both, bringing the total membership of each committee to no more than five (5) members. Bob Smith seconded the motion. The motion passed unanimously.

Gar Whaley will ask August Salvado to provide the Board with his recommendations for committee membership.

COMMUNICATIONS COMMITTEE

Bob Smith reported the following:

Database Consolidation:

As requested at the July 10th Board Meeting, all Communications Committee database files have been turned over to APM. The files will be merged and incorporated into their system and they will be responsible for keeping all files current and accessible.

Residents Currently in Email System:

(no changes since last meeting)

- Currently there are 166 residents who are listed in our system and receive emails on a regular basis.
- There are four (4) non-residents that also receive copies of our emails.

Email Bulletins:

- The Communications Committee sent out eleven (11) email bulletins in the last thirty (30) days.

Website:

- We are planning a graphic update to our website in the near future.
- After all buildings have been painted, new updated photos will be taken.
- Target for completion will be before the end of 2018.

Signage:

- At the request of Gar Whaley, a design and proposal for a traffic sign was prepared. The sign will be used to direct trucks around the left side of the fountain when exiting.

There was a discussion regarding the exit signs and whether or not advising trucks to exit left around the fountain would work and whether it was dangerous for incoming traffic. The Board agreed that all trucks should be advised that they must exit the Community through the front gate and the appropriate signage would be ordered. Homeowners are responsible for any damage caused by their vendors or delivery persons.

SECURITY COMMITTEE

Chris Salamone reported that a new site supervisor is Ines Rivas. Gary Cohen was reassigned. A new guard will be hired to fill the open position.

ADT is ready for the roll-out of the new equipment. They are in process of preparing a letter to be sent to all homeowners, once the Security Committee and the Board approves.

The Security Committee is going to start interviewing new security companies as they are not satisfied with the performance and responses from G4S.

There was a 10-hour power outage at the gate. The Security Committee is looking into new back-up batteries and a generator.

SOCIAL COMMITTEE

Ingrid Hackenbruch reported that there were 16 people in attendance at the July 27th party at the Seagate.

WELCOME COMMITTEE

No report.

HOLIDAY DECORATING COMMITTEE

No report.

OLD BUSINESS:

Insurance:

Bob Smith made a motion to approve the proposal from Park and Associates to provide insurance to the HOA for the common property. The insurance proposal may be amended at the September meeting, after the appraisal is prepared. Patty Vanderkwast seconded the motion. The motion passed unanimously.

NEW BUSINESS:

Pool Furniture:

Ellyn Miller made a motion to approve a proposal from Medallion Furniture in the amount of \$12,672.70 to purchase new furniture for the pool (18 lounge chairs, 3 square tables, 9 stacking tables and 12 stacking chairs). Gar Whaley seconded the motion. The motion passed unanimously.

License Agreement:

The Board agreed to send the proposed license agreement to license the common property adjacent to the Winnick's to the Winnick's to review. The legal fees will be paid by the Winnick's.

NEXT MEETING:

The next Board meeting will be September 13, 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 6:50pm.

Respectfully submitted by,
Meredith Rubin, LCAM