



**DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.**

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

**MINUTES**

**CALL TO ORDER**

President Gary Rex called the meeting to order at 5:00pm 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 38 members present.

Robert Smith made a motion to approve the minutes of the April 16, 2018 Board meeting. Gary Rex seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT**

Ellyn Miller gave the Treasurer's report. The audit is in the process of being prepared. The questionnaire was completed and will be sent to the accountants.

**MANAGER'S REPORT**

Meredith Rubin gave the Manager's report.

RCI Painting: The roof cleaning is scheduled to start June 4<sup>th</sup> and the painting is scheduled to start June 11<sup>th</sup>

Majestic is going to inspect the bougainvillea to determine if the vines can be removed from the front and backs of homes without damage.

Deck: Meredith Rubin presented samples of the decking material from Seawall Doctor's.

Sand: Meredith Rubin provided a copy of Majestic's proposal to install sand on the beach. Seawall Doctor's will also provide a proposal.

Lake Proposals: The Board reviewed the three lake maintenance proposals.

Gary Rex made a motion to approve the proposal from Allstate Resource Management to maintain the lakes and to obtain a proposal to fish stock the lakes. Gar Whaley seconded the motion. The motion passed unanimously.

Golf cart/blower: Meredith Rubin reviewed the prices for used golf carts. The Board agreed that they did not want to purchase a golf cart but would like to obtain prices for a pull cart. The Board will discuss purchasing a blower at another meeting.

Tree trimming: Ashem, the arborists who did the December tree trimming submitted a proposal to trim the palms during the summer. The Board asked for additional proposals.

### **TASK FORCE REPORTS**

#### **DOCUMENTS REVIEW:**

Gar Whaley presented the suggested changes from the Documents Review task force. He suggested that the Board hold a forum to review the changes.

#### **TELECOMMUNICATIONS:**

Patty Vanderkwast gave the telecommunications report. The task force members met with Hotwire, AT&T and Comcast to obtain proposals for internet, cable and security. The proposals that they received were not complete and they felt that none of the companies could provide the alarm/monitoring services that were requested to match ADT and Vector's proposals. Ellyn Miller stated that it was time to move forward with an alarm monitoring contract with the upgrades provided in the ADT proposal.

Ellyn Miller made a motion to approve ADT's proposal to monitor the homes alarms for seven years with the final upgrade terms to be negotiated by the Security Committee. Patty Vanderkwast seconded the motion. The motion passed with a vote of four (GW, EM, RS, PV) to one (GR).

The Security Committee was also advised that they should attempt to also negotiate a six (6) year contract, if possible, at the same terms of the seven (7) year contract.

### **ALC COMMITTEE**

Cynthia Brown gave the ALC report.

She would like the Property Manager obtain bids from Excellent Mailbox and Flagcraft for the same mailboxes to be installed on the posts that are in place.

Landscape Architect: An RFP was sent to three landscape architects.

Applications:

1324 Roof Replacement

Gar Whaley made a motion to approve the ALC application from 1324 to replace their roof. Patty Vanderkwast seconded the motion. The motion passed unanimously.

1455 Patio Pavers

This application is on hold until the new guidelines are implemented

Kurt Knauss reported that is has contacted roofers regarding a bulk price to replace roofs. An eblast will be sent from Notes to Neighbors asking if homeowners are interested in the bulk pricing.

### **COMMUNICATIONS COMMITTEE**

Bob Smith stated he will email the report.

Gar Whaley suggested that Bob could use assistance and asked if anyone was willing to join the Committee. May Ann Knauss volunteered to join the Communications Committee.

### **SECURITY COMMITTEE**

Chris Salamone presented the Security Committee report.

Chris Salamone presented the proposal from Victory Access to install new cameras at the back gate. The Committee did not recommend moving forward with the proposals.

He also presented the proposal from Victory Access to install fobs at the pedestrian gates, which the Committee did not recommend.

Chris Salamone recommended increasing the internet speed at the gate. Meredith Rubin will contact Comcast for prices to upgrade the internet speed.

There were complaints regarding the orange cones at the front gate. Victory is going to reinstall the camera, so the cones will no longer be necessary.

### **SOCIAL COMMITTEE**

Ingrid Hackenbruch reported that the Social Committee does not have any events scheduled until October. There was a suggestion that the Committee plan a party when the pier repair/replacement is completed. They will also discuss planning a summer party at the Seagate.

### **WELCOME COMMITTEE**

Ingrid Hackenbruch reported that the Committee welcomed Lisa and Tyler Blue to the Community. They have two more new owners to meet with.

### **OLD BUSINESS**

Gary Rex reported that the Wennick's had submitted a request to purchase the land next to their home (behind the lift station). The Association attorney suggested that the Board approve licensing the land to them, not sell it to them. No decision has been reached at this time.

### **NEW BUSINESS:**

#### **Committee Term Limits:**

Ellyn Miller suggested that the Committees/Committee Chairs had term limits. She suggested that the Document Review Task Force investigate this matter. She also suggested that each Committee have guidelines, which the ALC already has.

#### **Homeowner issue:**

Joe Hurtuk asked the Board to determine if there is a maintenance or right of way easement on the right side of his home as contractor are constantly walking across his property and destroying the sod. The Board will investigate further.

### **NEXT MEETING:**

The next Board meeting will be May 21, 2018 at 10am and June 5, 2018 at 5pm.

### **ADJOURNMENT**

**There being no further business, Ellyn Miller motioned to adjourn the meeting. Seconded by Gar Whaley. All in favor.**

Meeting was adjourned at 7:39pm.

Respectfully submitted by,  
Meredith Rubin, LCAM