



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:03pm 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 May 7, 2018 Board meeting. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Patty Vanderkwast made a motion to approve the minutes of the May 7, 2018 Board meeting. Gar Whaley 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.

MANAGER'S REPORT

Meredith Rubin gave the Manager's report.

Mailboxes: There was a discussion regarding the mailbox replacement/painting project. The Board agreed the ALC should move forward with obtaining prices to replace the mailboxes and posts. The ALC will obtain prices to replace street signs where necessary.

Tree Trimming:

Gar Whaley made a motion to approve the proposal from Ashem to trim the trees for a cost of \$18,064. Bob Smith seconded the motion. The motion passed unanimously. The Board asked the PM to obtain a three-year tree trimming proposal from Ashem.

Pool:

Gar Whaley made a motion to approve the proposal from Goldstar Pools to maintain the pool and fountain. Patty Vanderkwast seconded the motion. The motion passed unanimously.

The Board requested the PM terminate Rainbow Pools immediately.

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

Ellyn Miller made a motion to waive all late charges and interest fees for homeowners that hadn't made the January and April payments and to reimburse those homeowners who paid the late fees.

Patty Vanderkwast seconded the motion. The motion passed unanimously.

PIER TASK FORCE REPORT

Gar Whaley reported that the task force members met with Sea Wall Doctors to determine the best way to rebuild the pier based on the engineer report. He suggested that the deck should be built using synthetic decking with wire railings and aluminum poles. The long benches would be removed as they are not used. The pergola will be pressure cleaned within the next few days.

Gar Whaley made a motion to approve the proposal from Sea Wall Doctors to rebuild the pier at a cost of \$46,094. Patty Vanderkwast seconded the motion. The motion passed unanimously.

ALC COMMITTEE

Julie Hagnauer gave the ALC report.

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

Julie Hagnauer reported that the ALC met with three landscape architects and obtained proposals from them to redesign the front entrance, the pier, a plan to replace the areca palms and make a cohesive plan for the entire neighborhood. The Board reviewed the proposals and did not approve moving forward with hiring a landscape architect.

Applications:

- 1523 - A/C replacement
- 1560 – replacement landscaping
- 829 – roof replacement
- 831 – roof replacement
- 830 – Diamond brite

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.

Address Plaques:

The ALC presented a sample of a number plaques to the Board and after a discussion the Board asked the ALC to investigate other options. They also asked the PM to ask RCI to remove one number plaque to determine if there is damaged when the plaque is removed. Gary Rex reported that the Association attorneys confirmed that the Association is responsible for the cost to replace the plaques.

Patty Vanderkwast made a motion to task the ALC with obtaining a mailbox sample with proposal and number plaques for the next meeting. Ellyn Miller seconded the motion. The motion passed with a vote of three yes votes (EM, RS, PV) and two abstentions (GR, GW).

Gar Whaley made a motion that roof replacement ALC applications and A/C replacement ALC applications could be processed immediately without waiting for the next Board meeting. Patty Vanderkwast seconded the motion. The motion passed unanimously.

Gary Rex reported that Kurt Knauss has had 46 homeowners contact him regarding a bulk price to replace roofs. Kurt is researching roof consultants and will provide information as he receives it.

COMMUNICATIONS COMMITTEE

Bob Smith stated he will email homeowners that they must arrange to have their bougainvillea (as necessary) removed before the house painting.

SECURITY COMMITTEE

Patty Vanderkwast reported that the Security Committee is presently interviewing for a new site supervisor.

The Committee is waiting for the final draft of the ADT contract.

SOCIAL COMMITTEE

Ingrid Hackenbruch reported that the Social Committee is planning a party on July 6th at the Seagate.

WELCOME COMMITTEE

No report.

NEW BUSINESS:

The ALC will obtain prices for new awnings at the gatehouse to match the new paint colors.

NEXT MEETING:

The next Board meeting will be July 10, 2018 at 5pm.

ADJOURNMENT

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

Meeting was adjourned at 7:34pm.

Respectfully submitted by,
Meredith Rubin, LCAM