



**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, April 5, 2022**  
**Immediately following Amendment to ALC Guidelines Meeting**  
**VIA ZOOM**

**CALL TO ORDER**

Meeting was called to order by President Chris Salamone at 5:44PM

Board Members Present:

Chris Salamone, President  
Dianne Letzelter, Treasurer  
Don Uselmann, Secretary  
Cynthia Brown, Director  
Steve Alport, Director

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

There were approximately 15 members present.

**MINUTES**

Dianne Letzelter made a motion to approve the minutes of the March 22, 2022 Board meeting. Don Uselmann seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT**

Dianne Letzelter reported that the March 2022 financial statement was not prepared yet..

**PRESIDENT'S REPORT**

Chris Salamone made opening remarks.

**MANAGER'S REPORT**

Meredith Rubin reported that she, Cynthia Brown and Julie Hagnauer met with the person in charge of Xtreme irrigation and it appears that they are close to completing repairs to the irrigation system. Pressure cleaning and sealing.

Meredith Rubin and Steve Alport presented the pressure washing/driveway sealing proposals. Steve Alport recommended accepting the proposal in the amount of \$42,700 from Shore Roof Cleaning. He also recommended adding \$5,000 to the motion for areas that may not have been included in the proposal.

Steve Alport made a motion to approve the proposal in the amount of \$42,700 for Shore Pressure Cleaning to pressure wash the paved areas and seal the driveways at a cost not to exceed \$48,000. Cynthia Brown seconded the motion. The motion passed unanimously.

Meredith Rubin will ask them to use the provision from KC Tile (another vendor) and to clean out the drains on the first sea wall.

## **ALC COMMITTEE**

Julie Hagnauer gave the ALC report.

Ellyn Miller presented the proposals to replace the pier furniture and powder coat the pool tables. Don Uselmann made a motion to approve the purchase of new pier furniture (material – polywood) in the amount of \$13,653 and powder coat the pool tables in the amount of \$750. Cynthia Brown seconded the motion. The motion passed unanimously.

Julie Hagnauer reported that the following applications were approved by the ALC:

- 1459 – Screen enclosure installation
- 820 – Rear landscape installation

Cynthia Brown made a motion to approve the ALC applications as presented. Don Uselmann seconded the motion. The motion passed unanimously.

Julie Hagnauer reported the status of the following ALC applications:

- Applications in process
  - 1340 – Landscape replacement and patio installation
  - 1564 - Landscape replacement and patio installation
  - 1571 – Move fence and install plants
  - 1599 – Waiting for landscape plan and signed indemnity-

Julie Hagnauer reported that the ALC had received proposals for sod in the amount of \$34,492.42 and Pool area/back fountain and playground in the amount of \$40,000 (approximate). The Board asked the ALC to obtain an additional proposal.

Julie Hagnauer also reported that the ALC guidelines have been revised/updated and will be approved at the next Board meeting.

## **COMMUNICATIONS**

Bob Smith gave the Communications report.

Bob Smith reviewed the Comcast contract and reported that there was a town hall meeting with Comcast on March 28, 2022.

The second quarter directory was distributed.

## **SECURITY**

Bob Smith gave the security report.

The rear gate call box was installed.

The gutters were installed at the gate house and the rear of the pool house.

## **WELCOME COMMITTEE**

No report

## **OLD BUSINESS**

None

## **NEXT MEETING:**

The next Board meeting will be as follows:

Board meeting: May 12, 2022 at 5:30pm via Zoom.

## **ADJOURNMENT**

**There being no further business, Dianne Letzelter motioned to adjourn the meeting. Don Uselmann seconded. All in favor.**

Meeting was adjourned at 6:46pm.

Respectfully submitted by,

Meredith Rubin, LCAM