



## DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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# BOARD OF DIRECTORS MEETING

7:00 pm. Thursday, January 5, 2017  
At Community Pool Cabana

## MINUTES

### CALL TO ORDER

President Steiner called the meeting to order at 7:00 pm, stating there was quorum. Board members present: Jeff Steiner, President; Julie Hagnauer, Vice President; Gary Rex, Secretary; James Winn, Treasurer; Bob Smith, Director.

Representing Capital Realty Advisors, Inc. (CRA) was Bill Haas, LCAM, Community Association Manager.

5 Homeowners were present.

### APPROVAL OF PREVIOUS MEETINGS MINUTES – October 13

- Julie motioned, seconded by JL, to accept the December minutes as presented. Motion passed.

### OFFICERS & COMMITTEE REPORTS

#### PRESIDENT'S REPORT

- No report

#### FINANCIAL REPORT

- Treasurer James Winn reviewed the December financial report, discussing items that were over budget on the Expense Variance Report. These items were reviewed and discussed.
- President Steiner wanted to make sure all Seawall sod projects were posted to the seawall line item code. Management to forward a copy of the GL Activity report for that line item to ensure all items were coded correctly.

#### ALC COMMITTEE

- Julie Hagnauer provided an ALC application which the committee approved to the Board. Board approved.
- Cynthia Brown presented a report from Bob Standish with Safe Planet concerning the pilot weed spraying program's success and information on how to proceed with the rest of the community. It was decided by the Board to continue the spraying in the rest of the community instead of just phase II. A work order to that effect will be forwarded to Safe Planet.
- Management was asked to secure information from Image Sprinkler Systems concerning coverage and to see if we can adjust watering times.

## **COMMUNICATION COMMITTEE REPORT**

- Bob Smith, chairman, reported on the number of residents currently in the email system. 160 are receiving emails on a regular basis, along with 4 additional staff members.
- The Committee sent out 9 bulletins since the last meeting.
- New "E" emblem has been received for the main exit gate. It will be installed after the Holiday decorations have been removed.
- A-frame sign declaring no turn-around area for trucks has been received and is in place at the main entrance.
- 70 visitors to the website since the tracking feature was installed. 483 pages have been viewed, with the top 3 being Homeowner's Directory; Directions to Estuary & Information for new owners.

## **HOLIDAY DECORATIONS COMMITTEE**

- Bob Smith gave the decorating committee report:
  1. Holiday Decorations to be removed January 7.
  2. Royal Palm lights in main entrance have been repaired, but it was suggested we go to bid for a new lighting company, as the current one is mainly unresponsive.

## **REVIEW COMMITTEE**

- No recent meetings held

## **SECURITY COMMITTEE**

- Report for December 2016 delivered by Alain Maca:
  - Parking violations – 14
  - Contractor violations - 0
  - Trash violations – 1
  - Newspaper violation – 1
  - Pool violation – 0
  - Visitor passes issued – 1,526
  - Contractor passes issued – 662
  - Roving patrols – 309
  - Supervisor visits – 25
  - Emergencies – 5
  - Garage doors left open – 12
  - Police visits – 1
  - EMT visits - 1
  - Broken Gate – 3
  - Power Outages – 0
  - Mail Box Broken – 2
  - Incident reports – 16
  - Golf cart issues – 2
  - Dogs without leash - 1

## **SOCIAL COMMITTEE**

- Report given by Gary Rex for Ingrid:
  1. Next function, St. Patrick's party, time and date TBD.

## **WELCOME COMMITTEE**

- No report

## **MANAGEMENT REPORT**

- attached

## **OLD BUSINESS**

- Lake aerators – covered in management report
- Pressure washing Roofs – Jeff found company that uses a “green” product to clean roofs, awaiting action.

## **NEW BUSINESS**

- Josafa presented a proposal to paint the exterior wall, no action taken.
- Gary Rex will head up a new Committee – Rule Review Committee. Other members will be Jeff Steiner and Bob Smith.
- Landscape responsibility for area along Palm Trail discussed.
- Josafa will be asked if he can repair broken areas inside pool enclosure.

## **RESIDENTS FORUM**

- President Steiner opened the floor for homeowners to speak, ask questions and comments on any issues, on the agenda or not on the meeting agenda. Items were brought forward and solutions discussed.

## **ADJOURNMENT**

- There being no other business to bring before the Board, Jeff motioned to adjourn, seconded by JL. Motion passed and meeting adjourned at 8:35 PM.

**Minutes prepared by Bill Haas**