



**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, January 17, 2023  
VIA ZOOM**

**CALL TO ORDER**

Meeting was called to order by President Chris Salamone at 5:30PM

Board Members Present:

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

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

There were approximately\_\_members present.

**MINUTES**

Steve Alport made a motion to approve the minutes of the December Board meeting. Don Uselmann seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT**

- Dianne Letzelter provided a brief discussion on December's financials.
- Financials remain \$21K under budget.
- Steve Alport made a motion to move the 21k to reserves. Cynthia Brown seconded the motion. All in favor.  
**Motion passed.**

**PRESIDENT'S REPORT**

**MANAGER'S REPORT**

- Valentina Caro gave a brief managerial report and presented the following:
- Tri-county pavers proposal currently on hold for south parking.
- Don Uselmann made a motion to accept whitefly contract. Cynthia Brown seconded the motion. All in favor.  
**Motion passed.**
- Dianne Letzelter made a motion to accept the outside pool clusia proposal. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- Steve Alport made a motion to accept the wart fern proposal. Chris Salamone seconded the motion. All in favor. **Motion passed.**
- Briefly discussed pool drain issue. Board and homeowner to amicably come with an agreement without getting association attorney involved.

- Cynthia Brown made a motion to send the first two homeowners to the review committee. Don Uselmann seconded the motion. All in favor. **Motion passed.**
- Dianne Letzelter made a motion to send the third homeowner to the review committee. All in favor. **Motion passed.**
- Obtain competitive janitorial bid for next board meeting.

#### ALC COMMITTEE

- 1369 –Roof Application
- 1505 – Roof Application
  - Don Uselmann made a motion to approve all the roofs application. Cynthia Brown seconded the motion. **Motion passed.**
- 826/828 – Landscape Application
  - Chris Salamone made a motion to approve the landscape application. Don Uselmann seconded the motion. All in favor. **Motion carried.**
- 821- Tree removal - pending
  - Pending permit
- Back circle landscape/pavers project completed.
- Contact David Lockey regarding front entrance lighting.

#### COMMUNICATIONS

- Hybrid Zoom Board Meeting
  - Meeting with a new technician on Thursday to review the proposed installation.
  - Committee should then be able to establish a new timetable for the installation.

#### SECURITY

Committee Chair Bob Smith reported the following:

- Appreciation Fund Recap
  - Thanks to the many generous contributions by Estuary Homeowners, we were able to exceed our objective.
  - The fund gives us the finances we need to award yearend holiday bonuses to each staff member
  - It also funds our quarterly retention bonus program which helps us attract and retain quality staff.
- Staff Update
  - Committee is in the process of interviewing candidates for our 32-hour guard
- Hurricane Warning Amendment
  - Our documents need to be amended for this to take effect.
  - Must be done at a meeting where a majority of owners are in attendance, either in person or by proxy.
  - It will eliminate the mandate that residents remove furniture, etc. when a “Tropical Storm Warning is issued”. Technically all residents are required to take this action when a tropical storm is predicted within 48 hours. Many times, the storm either never materializes, or takes a different track.
- Patrol Cart Status
  - We took delivery of our new cart on January 6th
  - New 2023 EZGO with Lithium batteries
  - Runs several days without the need to charge
  - Still need to outfit with emergency flashers

- Surveillance Equipment Upgrade Project
  - A presentation for several upgrades was made to the board was made and approved in December 2022
  - These improvements will be implemented during 2023 and will include:
    - Several new cameras installed in strategic locations
    - Upgraded monitoring and video recording capabilities
    - License plate readers all entrance and exit gates
  - IMPLEMENTATION
  - We have just begun to implement and install the equipment
  - Required the installation of two posts to house the cameras and Wi-Fi relay equipment:
    - Playground
    - Near the north fire gate
  - Still work in progress.

#### **HOLIDAY DECORATING COMMITTEE**

- All decorations were removed and stored on January 7th
- The lights on the Royal Palms and Robellinis have been unplugged.
- We are planning on replacing the five large wreaths on the swing gates.
- Thanks again to all the committee members.

#### **WELCOME COMMITTEE**

- No Report

#### **NEW BUSINESS**

#### **RESIDENT'S FORUM**

#### **NEXT MEETING:**

The next Board meeting will be as follows:  
February 13, 2023, at 5:00pm via zoom

#### **ADJOURNMENT**

**Steve Alport motioned to adjourn the meeting. Dianne Letzelter seconded. All in favor.**

Meeting was adjourned at 7:23pm.  
Respectfully submitted by,  
Valentina Caro, LCAM