



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o: Tallfield Management
12765 Forest Hill Blvd, Suite 1320; Wellington, FL 33414
(561)983-6000 Estuary@tallfield.com
Website: TheEstuaryOnline.com

BOARD OF DIRECTORS MEETING

Tuesday, July 11, 2023

VIA ZOOM

CALL TO ORDER

President and Chair Chris Salamone called the meeting to order at 5:20 P.M. Those Board Members present to constitute a quorum were Chris Salamone, Steve Alport, Don Uselmann, and Cynthia Brown. Dianne Letzelter was absent. Representing APM was Susan Warren. There were approximately fifteen (15) members present.

Presidents Report

Chris discussed new management company, Tallfield. Explained the process and criteria for selection. Promised more information will be forthcoming in terms of procedures, contact information, etc. Change will occur on August 1 - it's important that all residents have some patience in understanding the slow responses to some issues during Tallfield's initial servants.

Treasurers Report

Dianne not in attendance but BOD had high level discussion and made no change.

Architectural Landscape Report

- Julia mentioned communication challenges with Susan, Property Manager.
- 803 - Don made motion to approve. Approved unanimously with the condition needs to be introduced and approve.
- 1551 - Don made motion to approve. Approved unanimously
- Irrigation proposal approved including the 4 homes on Estuary Way. Susan needs to get an invoice and validate the cost.
- 1676 -approved buyer.

Communications Committee

- Bob reported we now have all parts delivered and believes we will be able to do a hybrid Board Meeting in August.
- Updated community directory will be published in ~2 weeks.

Security Committee

- 2023 Security Survey results
- New Officer doing well
- Third quarter retention bonuses have been distributed.
- Gatehouse Sliding doors repaired.
- Gatehouse Computer needs replacement ~\$1200
- 78 responses to Security Survey: overall rating 4.5 of 5.0
- 2 residents had very poor ratings - they will be interviewed
- Reviewed and reacted to specific critical comments.

Susan Warren joined meeting

- Discussed transition issues.
- Discussed 811 landscaping. Julie/Committee will review and discuss with BOD

- Told her irrigation proposal needs to include 4 houses on Estuary Way - we need bid on those 4 - Susan will follow-up.
- 1369 - closing was never approved by BOD. Need indemnification for new seawall, supposedly done by seller, also done by buyer.
- 1676 - Susan needs to communicate approval.
- 1401, 1509, 803, 1551: Susan in sure all applications are completed and submitted. Julie will help.

Respectfully submitted by (based of given notes),

Lissette Varela

Lissette Varela, CMCA, LCAM