



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o: Tallfield Management
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Website: TheEstuaryOnline.com

BOARD OF DIRECTORS MEETING
Thursday, September 21, 2023
VIA ZOOM

CALL TO ORDER

President and Chair Chris Salamone called the meeting to order at 5:00 P.M. Those Board Members present to constitute a quorum were Chris Salamone, Steve Alport, Dianne Letzelter, Don Uselmann, and Cynthia Brown.

Representing Tallfield Management were Lissette Varela, CAM, CMCA. There were approximately eighteen (18) members present.

MINUTES

Dianne Letzelter made a motion to approve the minutes of the August 15, 2023, board meeting. Cynthia Brown seconded the motion. (Yes – 5, No – 0) MOTION PASSED.

TREASURER'S REPORT

Dianne Letzelter reported on the most current financial statement.

Dianne Letzelter made a motion to renew the T-bill for six (6) additional months. The motion was seconded by Stephen Alport.

Yes – 5, No - 0; All in favor, MOTION PASSED.

Stephen Alport made a motion to add sweep option to the association account. The motion was seconded by Cynthia Brown.

Yes – 5, No - 0; All in favor, MOTION PASSED.

Dianne Letzelter made a motion to open a new account to deposit community rental and ALC deposits. The motion was seconded by Cynthia Brown.

Yes – 5, No - 0; All in favor, MOTION PASSED.

MANAGER'S REPORT

Lissette Varela provided management report.

ALC COMMITTEE

Cynthia Brown made a motion to approve the ALC modification application for unit 1509. The motion was seconded by Dianne Letzelter.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Cynthia Brown made a motion to approve the ALC modification application for unit 1535. The motion was seconded by Dianne Letzelter.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Cynthia Brown made a motion to approve the ALC modification application for unit 1379. The motion was seconded by Dianne Letzelter.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Cynthia Brown made a motion to approve the ALC modification application for unit 1448. The motion was seconded by Dianne Letzelter.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

COMMUNICATIONS

Committee Chair Bob Smith provided communication committee update. He touched upon the hybrid Zoom meeting setup and the update of community forms. Presented procedure and new form for the sale/transfer of lots.

SECURITY

Bob Smith provided community security update. He touched upon patrol cart and third bonus checks.

NEW BUSINESS

Don Uselman made a motion to approve the proposal from Wellington electric in the amount of \$2,125.00 for electrical work in the community. The motion was seconded by Don Uselman.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Stephen Alport made a motion to approve the pool maintenance proposal from Summerland Pools in the amount of \$585.00 to perform 2X a week maintenance. Contingent upon receipt of maintenance proposal for less from Simply Pool. 30 day cancellation notice to be given to Gold Star. The motion was seconded by Dianne Letzelter.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

HOMEOWNER FORUM

Homeowners provided input.

NEXT MEETING:

The next Board meeting will be held on Tuesday, October 10 at 5:00 pm.

ADJOURNMENT

There being no further business to discuss, Stephen Alport motioned to adjourn the meeting at 7:17 p.m. The motion was seconded by Dianne Letzelter. All were in favor.

Respectfully submitted by,

Lissette Varela

Lissette Varela, CMCA, LCAM