



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, October 10, 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, and Don Uselmann.

Representing Tallfield Management were Lissette Varela, CAM, CMCA. There were approximately twenty-two (22) members present.

MINUTES

Dianne Letzelter made a motion to approve the minutes of the September 21, 2023 board meeting. Steve Alport seconded the motion. (Yes – 4, No – 0) MOTION PASSED.

PRESIDENT'S REPORT

Chris Salamone discussed the formation of an advisory group.

Don Uselmann made a motion to form an advisory group whose mission is to identify projects and activities that will beautify and improve the community. The ideas of the group should be inclusive of efforts that encourage a physically active, sustainable, and engaged community in Delray Beach. The motion was seconded by Dianne Letzelter. (Yes- 4, No – 0) All in favor, MOTION PASSED.

TREASURER'S REPORT

Dianne Letzelter reported on the most current financial statement.

MANAGER'S REPORT

Lissette Varela provided management report.

ALC COMMITTEE

Chris Salamone made a motion to approve the ALC modification application for unit 1379 for A/C. The motion was seconded Stephen Alport.

VOTE: Yes – 4, No - 0; All in favor, MOTION PASSED.

Chris Salamone made a motion to approve the ALC modification application for unit 1535 for A/C. The motion was seconded Stephen Alport.

VOTE: Yes – 4, No - 0; All in favor, MOTION PASSED.

Chris Salamone made a motion to approve the ALC modification application for unit 1448 for A/C. The motion was seconded Stephen Alport.

VOTE: Yes – 4, No - 0; All in favor, MOTION PASSED.

COMMUNICATIONS

Committee Chair Bob Smith provided communication committee update. He touched upon the fourth quarter community directory.

SECURITY

Bob Smith provided community security update. He touched upon third quarter bonus checks and the lighting for the front gate and pier.

NEW BUSINESS

Don Uselman made a motion to authorize management to obtain bids to install the cabinetry underneath the flat screen, as per the design below, with the addition of a sink and a small refrigerator. The bid should also include resurfacing the wall behind the flat screen. The motion was seconded by Steve Alport.

VOTE: Yes – 4, No - 0; All in favor, MOTION PASSED.



HOMEOWNER FORUM

Homeowners provided input.

NEXT MEETING:

The next Board meeting will be held on Thursday, November 16 at 5:00 pm.

ADJOURNMENT

There being no further business to discuss, Dianne Letzelter motioned to adjourn the meeting at 6:33 p.m. The motion was seconded by Steve Alport. All were in favor.

Respectfully submitted by,

Lissette Varela

Lissette Varela, CMCA, LCAM