



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o: Tallfield Management
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BOARD OF DIRECTORS MEETING

Thursday, December 21, 2023

VIA ZOOM

CALL TO ORDER

President and Chair Chris Salamone called the meeting to order at 5:23 P.M. Those Board Members present to constitute a quorum were Chris Salamone, Steve Alport, Dianne Letzelter, Cynthia Brown & Don Uselman.

Representing Tallfield Management were Lissette Varela, CAM, CMCA. There were approximately fourteen (14) members present.

MINUTES

Cynthia Brown made a motion to approve the minutes of the November 21, 2023 board meeting. Dianne Letzelter seconded the motion. (Yes – 5, No – 0) MOTION PASSED.

TREASURER'S REPORT

Dianne Letzelter reported on the most current financial statement.

Steve Alport made a motion to increase the pressure cleaning expense by \$600.00 for a total of \$11,000. The motion was seconded by Dianne Letzelter.

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

MANAGER'S REPORT

Lissette Varela provided management report.

Stephen Alport made a motion to approve the aquatic midge & mosquito treatment proposal in the amount of \$300 bi-monthly and the mosquito fish proposal in the amount of \$1,800.00. The motion was seconded by Cynthia Brown.

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

Stephen Alport made a motion to approve the community credit card with a \$5,000 credit limit. The motion was seconded by Dianne Letzelter.

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

ALC COMMITTEE

Stephen Alport made a motion to approve the ALC modification application for unit 1337 for new A/C. The motion was seconded by Cynthia Brown.

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

Stephen Alport made a motion to approve the ALC modification application for unit 1539 for planter. The motion was seconded by Dianne Letzelter.

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

Stephen Alport made a motion to approve the ALC modification application for unit 1435 landscape. The motion was seconded by Cynthia Brown.

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

COMMUNICATIONS

Committee Chair Bob Smith provided communication committee update. He touched upon the parking signs and the Q1 community directory.

Stephen Alport made a motion to approve the below post. The motion was second by Cynthia Brown.

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



SECURITY

Bob Smith provided community security update. He touched upon Holiday appreciation fund, staff holiday bonuses, and kayak registrations.

HOLIDAY DECORATION COMMITTEE

Bob Smith provided holiday decoration committee update. He touched upon removal dates.

HOMEOWNER FORUM

Homeowners provided input.

NEXT MEETING:

The next Board meeting will be held on Thursday, January 17 at 5:00 pm.

ADJOURNMENT

There being no further business to discuss, Stephen Alport motioned to adjourn the meeting at 6:30 p.m. The motion was seconded by Cynthia Brown. All were in favor.

Respectfully submitted by,

Lissette Varela

Lissette Varela, CMCA, LCAM