



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o: Tallfield Management
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BOARD OF DIRECTORS MEETING

Thursday, January 18, 2024

VIA ZOOM

CALL TO ORDER

President and Chair Chris Salamone called the meeting to order at 5:04 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 twenty-two (22) members present.

MINUTES

Steve Alport made a motion to approve the minutes of the December 21, 2023 budget approval board meeting. Cynthia Brown seconded the motion. (Yes – 5, No – 0) MOTION PASSED.

Steve Alport made a motion to approve the minutes of the December 21, 2023 board meeting with suggested changes (change A/C approval from split to whole) . Cynthia Brown seconded the motion. (Yes – 5, No – 0) MOTION PASSED.

PRESIDENT'S REPORT

Chris Salamone provided president's report. He called upon the community for volunteers to join the upcoming board.

TREASURER'S REPORT

Lissette Varela & Dianne Letzelter reported on the November 30, 2023 financial statement.

MANAGER'S REPORT

Lissette Varela provided management report.

COMMUNICATIONS

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

SECURITY

Bob Smith provided community security update. He touched upon kayak registrations. Kayak spots are full.

HOLIDAY DECORATION COMMITTEE

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

ALC COMMITTEE

Stephen Alport made a motion to approve the ALC modification application for unit 801 for gutters. 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 1325 for landscape improvements. 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 ALC modification application for unit 815 for landscape improvements. The motion was seconded by Cynthia Brown.

VOTE: Yes – 4, No – 0, Abstain – 1 (Don Uselman) MOTION PASSED.

Cynthia Brown made a motion to approve the ALC modification application for unit 820 for roof. The motion was seconded by Stephen Alport.

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

Cynthia Brown made a motion to approve proposal #9481 from Xtreme Landscaping in the amount of \$975.40 to remove red ginger, bougainvillea, and crotons from the corner of Estuary Trail and Estuary Way. The motion was seconded by Stephen Alport.

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

Cynthia Brown made a motion to approve proposal #9491 from Xtreme Landscaping to remove diseased palms in the common area next to 815 Estuary Way. Replacement to be submitted at a later date. The motion was seconded by Stephen Alport.

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

Board discussed pool columns. Board directed management to replace column bands as long as they match the cost of the prior approved proposal. Should not exceed \$2,700.00.

Julie Hagnauer provided ALC committee update. She touched upon the landscape maintenance contract addendum, mangrove area clean-up to be done by Carl, and the turf testing results.

HOMEOWNER FORUM

Homeowners provided input.

Stephen Alport made a motion to establish the enhancement committee to be chaired by Michael Ewing. The motion was seconded by Cynthia Brown.

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

NEXT MEETING:

The next Board meeting will be held on Thursday, February 15 at 5:00 pm.

ADJOURNMENT

There being no further business to discuss, Stephen Alport motioned to adjourn the meeting at 7:09 p.m. The motion was seconded by Dianne Letzelter. All were in favor.

Respectfully submitted by,

Lisette Varela

Lisette Varel CMCA, LCAM