



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o: Tallfield Management  
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## **BOARD OF DIRECTORS MEETING**

**Tuesday, February 6, 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, Cynthia Brown, Dianne Letzelter, Len Adler, & Steve Buckman.

Representing Tallfield Management were Lissette Varela, CAM, CMCA. There were approximately fifteen (15) members present.

### **MINUTES**

Cynthia Brown made a motion to approve the minutes of the January 18, 2024 board meeting. Dianne Letzelter seconded the motion.

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

Cynthia Brown made a motion to approve the organizational minutes of the January 25, 2024 board meeting with suggested changes (add Len Adlers' last name). Dianne Letzelter seconded the motion.

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

### **PRESIDENT'S REPORT**

Chris Salamone provided president's report.

### **TREASURER'S REPORT**

Dianne Letzelter reported on the December 31, 2023 financial statement.

Dianne Letzelter made a motion to transfer excess operating for 2023 totaling \$15,686.95 to reserves. The motion was seconded by Chris Salamone.

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

### **MANAGER'S REPORT**

Lissette Varela provided management report.

Lissette Varela talked about community sugarcane mosaic results and grass replacement proposal. Board has requested townhall meeting to further discuss subject to be scheduled and to invite University of Florida expert to touch upon the subject. The board also requested proposal to replace all the grass in the community.

### **COMMUNICATIONS**

Committee Chair Bob Smith provided communication committee update. He touched upon board committee liaisons.

### **SECURITY**

Bob Smith provided community security update.

### **ALC COMMITTEE**

Steve Buckman made a motion to approve the ALC modification application for unit 1483 for A/C. The motion was seconded by Len Adler.

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

Steve Buckman made a motion to approve the ALC modification application for unit 1568 for A/C. The motion was seconded by Len Adler.

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

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

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

Cynthia Brown made a motion to approve the ALC modification application for unit 1463 for windows and screens. The motion was seconded by Dianne Letzelter.

VOTE: Yes – 4, No – 0, Abstain – 1 (Steve Buckman) MOTION PASSED.

Cynthia Brown discussed 1401 and the work recently performed. Two board members are to meet with homeowner to discuss resolution and share with the board at the following meeting.

Cynthia Brown also discussed ficus hedge removal priority.

1. Ficus by main gate on exit side
2. Ficus by pool area
3. Ficus hedge near security parking area
4. Ficus at end of Estuary Way by 801
5. Ficus hedge at 14016. Ficus screening utility boxes

Board suggested obtaining pricing for the whole instead of per area, perhaps better pricing can be obtained.

### **HOMEOWNER FORUM**

Homeowners provided input.

### **NEXT MEETING:**

The next Board meeting will be held on Thursday, March 21 at 5:00 pm.

### **ADJOURNMENT**

**There being no further business to discuss, Steve Buckman motioned to adjourn the meeting at 6:45 p.m. The motion was seconded by Dianne Letzelter. All were in favor.**

Respectfully submitted by,

**Lissette Varela**

Lissette Varel CMCA, LCAM