



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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

**Wednesday, March 20, 2024**

**VIA ZOOM**

### **CALL TO ORDER**

President and Chair Chris Salamone called the meeting to order at 5:49 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 twenty-seven (27) members present.

### **MINUTES**

Dianne Letzelter made a motion to approve the minutes of the February 6, 2024 board meeting. Cynthia Brown 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 January 31, 2024 and February 29, 2024 financial statement.

The treasurer's report included discussion that a few items that appear to be significantly over budget are due to incorrect posting or are being investigated by Lissette

Dianne Letzelter made a motion to approve the proposal to update the reserve study from J.R Frazer in the amount of \$2,900. The motion was seconded by Cynthia Brown.

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

### **MANAGER'S REPORT**

Lissette Varela provided management report.

Dianne Letzelter made a motion to approve the rodent control service contract from Ingham's Pest Control in the amount of \$170.00 a month. The motion was seconded by Len Adler.

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

Dianne Letzelter made a motion to approve the cartridge replacement proposal from Simply the Best Pools in the amount of \$835.00. The motion was seconded by Cynthia Brown.

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

Dianne Letzelter made a motion to engage Charlie Gard with Caulfield & Wheeler at \$90.00 an hour to check grading around the lakes and homes, not to exceed \$1,000 along with written report. The motion was seconded by Cynthia Brown.

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

Dianne Letzelter made a motion to approve outdoor furniture repair proposal for \$869.00 from Casual Patio. The motion was seconded by Cynthia Brown.

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

Dianne Letzelter made a motion to approve holiday lighting proposal from Holiday Lighting Designs, Inc in the amount of \$2,006.25. The motion was seconded by Len Adler.

VOTE: Yes – 3, No – 2 (Steve Buckman & Cynthia Brown); MOTION PASSED.

Dianne Letzelter made a motion to approve the tree trimming addendum for hard wood tree crown reduction in the amount of \$12,708.80, and to only provide third palm tree trimming if needed in the amount of \$6,999.20. The motion was seconded by Len Adler.

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

Cynthia Brown made a motion to send violation #CCR437637 to the grievance committee to confirm \$100.00 fine per day. The motion was seconded by Len Adler.

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

Cynthia Brown made a motion to send violation #CCR419513 to the grievance committee to confirm \$500.00 fine. The motion was seconded by Len Adler.

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

### **COMMUNICATIONS**

Committee Chair Bob Smith provided communication committee update. He touched upon the hybrid meeting system and the 2<sup>nd</sup> quarter community directory.

The board suggested that all further work on Hybrid cabinetry at the pool cabana be put on suspension pending review and recommendations from the Enhancement Committee.

### **SECURITY**

Bob Smith provided community security update. He touched upon head-in parking notices, license plate reader camera, and staff bonuses and compensation.

### **ENHANCEMENT**

Michael Ewing provided enhancement committee update.

### **ALC COMMITTEE**

Dianne Letzelter made a motion to approve the ALC modification application for unit 1383 for tree replacement. The motion was seconded by Cynthia Brown.

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

Cynthia Brown made a motion to approve the ALC modification application for unit 1320 for landscape improvements. Homeowner will be reimbursed \$4701.00. The motion was seconded by Steve Buckman.

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

Steve Buckman made a motion to approve the ALC modification application for unit 1345 for landscape improvements. The motion was seconded by Dianne Letzelter.

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

Steve Buckman made a motion to approve the ALC modification application for unit 1439 for landscape improvements. The motion was seconded by Dianne Letzelter.

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

Steve Buckman made a motion to approve the ALC modification application for unit 1485 for roof replacement. The motion was seconded by Cynthia Brown.

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

Steve Buckman made a motion to approve the ALC modification application for unit 1333 for pavers with the below stipulations:

1. Pavers may increase to within 16 inches on the fence leaving room for a 2 to 2 1/2 ft hedge to be planted inside the fence along the entire width.
2. Downspouts are to be buried and a pop up valve placed in sod area beyond the fence.

The motion was seconded by Dianne Letzelter.

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

Cynthia Brown made a motion to approve landscape improvement proposal # 10002 to replace ficus with podocarpus on walkway at the pool from Xtreme in the amount of \$3,372.70. The motion was seconded by Len Adler.

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

Cynthia Brown made a motion to approve landscape improvement proposal # 10051 to replace ficus with podocarpus along west wall at parking area to pump from Xtreme in the amount of \$5,914.81. The motion was seconded by Len Adler.

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

#### **HOMEOWNER FORUM**

Diane Letzelter made a motion to approve \$2,350.00 refund for 815 Estuary Way for palm replacement. The motion was seconded by Len Adler.

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

Homeowners provided input.

#### **NEXT MEETING:**

Board workshop meeting Tuesday April 9 at 1:00 pm

Board meeting Tuesday, April 16 at 5:00 pm.

#### **ADJOURNMENT**

**There being no further business to discuss, Steve Buckman motioned to adjourn the meeting at 7:58 p.m. The motion was seconded by Cynthia Brown. All were in favor.**

Respectfully submitted by,

**Lissette Varela**

Lissette Varel CMCA, LCAM