



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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## **BOARD OF DIRECTORS MEETING**

**Tuesday, April 23, 2024**

**VIA ZOOM**

### **CALL TO ORDER**

President and Chair Chris Salamone called the meeting to order at 5:06 P.M. Those Board Members present to constitute a quorum were Chris Salamone, Cynthia Brown, Dianne Letzelter, & Steve Buckman.

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

### **MINUTES**

Dianne Letzelter made a motion to approve the minutes of the March 20, 2024 board meeting. Cynthia Brown seconded the motion.

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

Steve Buckman made a motion to approve the minutes of the April 9, 2024 board meeting workshop. Dianne Letzelter seconded the motion.

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

### **TREASURER'S REPORT**

Dianne Letzelter reported on the March 31, 2024 financial statement. Dianne also touched upon the recently received reserve study and suggested a board workshop to be scheduled to further discuss reserve study.

### **ALC COMMITTEE**

Steve Buckman made a motion to approve the ALC modification application for unit 1456 for gutters. The motion was seconded by Dianne Letzelter.

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

Steve Buckman made a motion to approve the ALC modification application for unit 1443 for impact windows. The motion was seconded by Cynthia Brown.

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

Cynthia Brown made a motion to approve the ALC modification application for unit 1551 for landscape improvement. The motion was seconded by Steve Buckman.

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

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

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

Cynthia Brown made a motion to approve the ALC modification application for unit 1560 for landscape improvement. The motion was seconded by Dianne Letzelter.

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

Steve Buckman made a motion to approve the revised ALC modification application for unit 1401 and allow planting material outside of the fence. The motion was seconded by Cynthia Brown.

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

Steve Buckman made a motion to request 1401 to install baffles to pool filter to diminish the noise it produces. The motion was seconded by Dianne Letzelter.

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

Steve Buckman made a motion to fine account DEH1401 \$500 and to send to the grievance committee for hearing for non-compliance with ALC approval. The motion was seconded by Cynthia Brown.

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

Julie Hagnauer shared application 1543 for hurricane screens. Application is pending and still being reviewed. Requesting further details from homeowner.

Cynthia Brown made a motion to approve the ALC modification application for unit 1471 to replace A/C. The motion was seconded by Dianne Letzelter.

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

Cynthia Brown made a motion to approve the ALC modification application for unit 817 to replace A/C. The motion was seconded by Dianne Letzelter.

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

Cynthia Brown made a motion to fine account DEH819 \$500 and to send to the grievance committee for hearing for performing exterior modifications without ALC approval. The motion was seconded by Dianne Letzelter.

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

### **MANAGER'S REPORT**

Lissette Varela provided management report.

Lissette provided update on engineer visit. Engineer was requested to report on status of lake banks and grades. We also requested pricing to create RFP for lake shore restoration and seawall inspection.

### **COMMUNICATIONS**

No report given.

### **SECURITY**

No report given.

### **ENHANCEMENT**

Michael Ewing provided enhancement committee update.

### **HOMEOWNER FORUM**

Homeowners provided input.

**NEXT MEETING:**

Board meeting Wednesday, May 15 at 5:00 pm.

**ADJOURNMENT**

**There being no further business to discuss, Steve Buckman motioned to adjourn the meeting at 6:24 p.m. The motion was seconded by Dianne Letzelter. All were in favor.**

Respectfully submitted by,

**Lissette Varela**

Lissette Varela CMCA, LCAM