



BOARD OF DIRECTORS MEETING

7:00 pm. Wednesday, August 20, 2014
At Community Pool Cabana

MINUTES

CALL TO ORDER

Jeff Steiner called the meeting to order at 7:02 pm. A quorum was established. Board members present: Jeff Steiner, President; Julie Hagnauer, VP; Don Uselmann, Secretary and Director Bob Smith. Cara Destefano-Greif, Treasurer was absent. Representing Capital Reality Advisors, Inc. (CRA) was Steve Polino, LCAM, Community Association Manager.

APPROVAL OF PREVIOUS MEETING MINUTES

Having been distributed earlier, after review, **a motion was made, seconded and unanimously approved to accept the Board of Directors Special Assessment Meeting minutes held on June 26, 2014 and August 14, 2014 as written.**

OFFICERS & COMMITTEE REPORTS

- COMMUNICATION COMMITTEE REPORT – Bob Smith, Communications Committee chairman reported there are presently 144 resident who receive emails on a regular basis. Since the last Board meeting 4 emails have been sent out. That the Summer Newsletter went out on August 4th and the Community Directory was put online on August 1. Bob also reported a new sign has been made for the Gatehouse which shows the Gate Attendant on duty.
- SECURITY COMMITTEE – James Donley and Joe Hurtuk gave report on the committee's recent activities.
- SEAWALL COMMITTEE - Jeff Steiner, reporting for the Seawall Committee chairman, stated the seawall construction was progressing as planned and without unforeseen delays the new seawall should be completed in October.
- ALC COMMITTEE – Julie Hagnauer, Board VP and Chairman of the ALC Committee presented and reviewed ALC Applications from the following units which were unanimously approved: 1320, 1329, 1332 and 1409. Julie stated the next ALC Meeting would be on Oct 6th at 4:30, at unit 1523.

MANAGEMENT REPORT

Steve Polino provided a written report on assigned projects, key issues and various events that have taken place since the last meeting. There was a brief discussion on selected points of interest noted below.

LANDSCAPING

- Majestic Landscape is on their summer schedule mowing weekly schedule on Thursdays and will continue until November. The monthly trimming is scheduled for the 28th in August.
- Due to rain delay and the lack of plant problems the 2nd planting will take place on the 28. Note that very few calls have come in about plant problems and very few have been found by Tim and I during our inspection of the property.

- The additional mulching approved earlier in the year was delayed due to scheduling problems because of the above normal rainfall causing delays in the providing regular contracted services.
- At this late date I'm recommending that we do the Annual Mulching early and if necessary provide Mulch on an as needed basis. Weed control that mulching provides is badly needed throughout the property at this time. The weed problem is compound by the above average rainfall.

GROUNDS PEST CONTROL

- We have found 3 Robellini Palms that have been have a root rot fungus and Pestalotiopsis which turns the palm fronds brown as they start to grow. They were treated these palms twice with both a systemic and contact fungicide.
- Most of the time when these palms contract this fungus they don't have a very good success rate of recovery. These 3 Palms are on the Association Plant list for replacement as this fungus can spread by air flow. The fungal pathogens can be trans-located through air movement and trimming.
- The following home were treated for pest problems, the plant by the front door at 1519 and also the grass underneath the tree out front that is going to be replaced that we spoke about. We also treated 1576 –chinch bug, We treated these other brown areas with a fungicide and insecticide 828,801, 809,825,1447,1341. Also the front entrance for croton scale and gold mounds for whitefly.
- Safe Planet does four turf and ornamental fertilizations per year, which includes a special Palm fertilizer. There are service calls to inspect specific locations brought to their attention by homeowners calling in to CRA reporting a suspected problem for treatment.

IRRIGATION

- Work Orders are being addressed as problems are reported and the 'monthly wet-checks' to inspect all equipment was done on schedule earlier this month.

PRESERVE

- The quarterly maintenance of the Buffer Zone and Mangrove Trimming in the Preserve behind the homes on the intercoastal waterway was completed and is schedule for October.

GATEHOUSE

- There is a design flaw in the AC Unit that allows algae to accumulate at two locations, these locations can't be cleaned without removing the complete unit from the wall inside the gatehouse. This should be done Wednesday or Thursday if a part to the fan is received.

OLD BUSINESS

The 2nd fill-in mulching scheduled for late spring early summer was delayed due to above normal rainfall during this time frame was cancelled and the regular annual mulching, normally done just before Thanksgiving was moved up to done at the end of October. A quote for mulching was review and discussed, after discussion, **a motion was made, seconded and unanimously approved to have Majestic Landscape install the mulch during the last week of October at a total cost of \$17,380.00.** It was noted that Majestic successfully did the mulching last year and the process used and the bagged mulch product was much preferred to blowing in the mulch as was done two years ago.

Jeff reviewed a clerical error in the pricing in the Seawall Contract with Murphy Construction which underpriced the contract by \$36K due to mobilization fees being omitted. After discussion, **a motion was made seconded and approved unanimously to offer Murphy Construction \$18K to cover their mistake.**

NEW BUSINESS

The Majestic quote for the Association's 2nd Planting scheduled for early summer, which was also delayed due to unusual rainfall during this period was reviewed and discussed. After discussion, **a motion was made**

seconded and unanimously approved the Majestic quote for the installation, which included replacement material at 10 homes and half a pallet of new sod for various locations at a total cost of \$1,647.00.

The quote for the replacement of the 'Call Box' was reviewed and discussed. After discussion, the issue was tabled for Victory Access to check on the possibility of locating it at the Gatehouse which would be a more user friendly location.

The Preserve contractor's request for a 10% contract increase (\$165 per service) was reviewed and discussed. It was noted that his performance providing the quarterly service to the Preserve and Mangroves at the homes on the intracoastal has been good for almost two years. After discussion, **a motion was made, seconded and unanimously approved the contract increase to \$1,840.00 per quarterly service.** It was noted that even with the increase the preserve cost is below the last contractor's price.

The Ratification of the approval of the association's annual common area insurance, which was approved in-between Board meetings by the Boards Executive Committee to met 'Renewal Deadline' was discussed. After discussion, **a motion was made, seconded and unanimously approve the Executive Committee's approval of the renewal of the association insurance policy for 2014-15.** It was noted that the increase insurance cost was under 5%.

The Board reviewed and the quote for the CPA Financial Audit of 2014 financial reports was reviewed and discussed. The quote reviewed is mandated by the State Statutes Administrative Codes as to the requirements expected in HOA Audits After discussion, **a motion was made, seconded and unanimously approve to award the 2014 Annual Audit and Tax Filings contract to Friedman, Feldmesser & Karpeles, CPA, at a total cost not to exceed \$4,850.**

RESIDENTS FORUM

Jeff opened the floor for homeowners to speak, ask questions and make comments on any issues, on the agenda or not on the meeting agenda. The Board answered, discussed various issues and considered comments from the membership present.

If you are unable to attend the Board Meeting(s), homeowners wanting to raise issues or make comments on any subject are asked and encouraged to direct correspondence to the Association's Website or send to CRA addressed to the Delray Estuary Board of Directors. Each Board member will receive copies if sent to CRA and the issue(s) raised in all correspondence received will be reviewed and discussed by the Board members at the next Meeting.

All Board of Directors meetings are open and all homeowners are invited to attend.

ADJOURNMENT

The next regular Board Meeting is scheduled for October 15, 2014. No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 7:41 pm.