



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

Web Site: www.theestuaryonline.com

BOARD OF DIRECTORS MEETING

7:00 pm. Thursday, April 24, 2014
At Community Pool Cabana

MINUTES

CALL TO ORDER

Jeff Steiner called the meeting to order at 7:05 pm. A quorum was established. Board members present: Jeff Steiner, President; Julie Hagnauer, VP; Don Uselmann, Secretary and Ginny Page, Director. 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 Meeting minutes held on March 26, 2014 as written.

OFFICERS & COMMITTEE REPORTS

- TREASURERS REPORT – In Cara absence Jeff stated he had reviewed the Financial Reports and everything was in line with the budget. The non-payment of the new owner of 1456 was discussed. After discussion, a motion was made to start foreclosure, seconded and unanimously approved.
- COMMUNICATION COMMITTEE REPORT – Bob Smith, Communications Committee chairman reported recent activities, noting the following: a) that there are now 144 residents who receive Association emails on a regular basis. b) that 8 email bulletins, and c) the Spring Newsletter, our largest to date, had be sent out the previous week.
- SECURITY COMMITTEE – Jim Donley & Joe Hurtuk reported on the committees activities with a summary of the committee's 9th meeting. A meeting with another Security firm that was held was reviewed; the cost was an increase of 28%, \$41,600, more than the present cost with Victory. Also discussed was an up-coming meeting with another firm was scheduled. The committee felt that steady improvements were being made by Victory at this time.
- SEAWALL COMMITTEE – Cynthia Brown, Committee Chairman was absent and Jeff Steiner read the report provided by Cynthia earlier which covered the meeting held with the engineer on April 23rd. Based on the engineer's findings and present conditions found, the Seawall Committee is recommending that all three seawalls be replaced with a concrete seawall starting at building no. 2. The Board took questions from the homeowners in attendance; many of the questions concerning responsibilities would be determined by the Association attorney upon review of the Documents.

The Board was unanimously in agreement with the Committee's recommendations and would be advising the engineer to go forward with the preparation of the necessary plans for the Contract bidding and permitting process. Jeff asked that the engineers report be placed on the Association Web Site for the membership to review.

- ALC COMMITTEE – Julie Hagnauer, VP and ALC Committee Chairman presented and reviewed ALC Applications received since the last Board meeting. After discussion the following actions were taken by the Board:
The following applications were approved unanimously: 1467 removal of an overgrown oleander shrub, 1584 conditional Letter for City of Delray concerning the removal of mahogany tree.
The following application was denied unanimously: 1575 widening of the driveway.
Ratification of the Board's Executive Approvals between meetings: Roof AC installations at 1535 and 1435.

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 mowed three times in April on the 8th, 18th and 29th as scheduled. The monthly trimming is also scheduled for the 29th. The quarterly trimming of Seagrape adjacent to the beach will also be done on the 29th. Starting in May and through October the mowing will be done weekly, normally on Thursdays.
- The Annual 'Heavy Cut-Back' of plants that have become leggy due to age was completed. As last year. The number of plants requiring the 'cut back' was greatly reduced this year compared to last year. This is an indication that Majestic is doing a better job at the regular Monthly Trimming by keeping plants at an acceptable height instead of just shaving the tops of the shrubs.
- Getting the contractors bid was delayed, one final bidder has yet to supply a quote. The start date is still targeted for the end of May to mid June and the second palm tree trimming scheduled for after Thanksgiving and prior to December 15th.
- The April Planting was completed without incident and the irrigation system re-programmed for additional watering. The June Association Planting will be schedule in late June/early July.
- The Annual Ficus White Fly spraying is underway and should be completed by the end of this week.

GROUNDS PEST CONTROL

- The IPM pest control inspections and as needed treatments was done earlier this as scheduled. Starting this month Safe Planet provides monthly inspection through August and then will go to bi-monthly inspection. Note that the pest control IPM Inspection and treatments with spraying ONLY as needed for the grass and shrubs that have damaging insects or other issues. There is NO blanket spraying done of all turf or plant material.
- Safe Planet does four turf fertilizations per year. Two of those applications are weed and feed. The weed and feed applications are done in the first and fourth quarter, done this month. The other two applications of straight fertilizer are done in the second and third quarter.
- Safe Planet does four ornamental and palm fertilizations per year and they are done on a quarterly basis also, done this month.
- There are service calls to inspect specific locations brought to their attention by homeowners calling in to CRA reporting a suspected problem for treatment.
- Homeowner are urged to contact Jason at 624.5888 to request a Work Order for any plant that appears to have damaging insects or is starting to look like it is dying. Calling in to Jason for a work order will expedite service. When I do finally get the message I have to forward it to Jason. CRA track completion of Work Order in a computer program especially designed to keep track of on going problem and how they are being addressed by the contractors hired by the Association.

IRRIGATION

- Watering Plants and Turf twice a week is resulting in healthier Plants and Turf that are more drought resistant. Healthier turf will help keep weed seeds that the wind blows in from germinating and over time will result in fewer weeds in the grass with an improved appearance.
- 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, at the same time the additional watering were set up for the new plants installed.

LAKES

- Lake Masters provides Monthly Inspections and treatments as needed. When conditions are right algae blooms can occur in a couple days. Lake Masters does respond immediately when this occurs.
- There is no preventable advance spraying allow due to the limited use of chemicals to keep the lakes healthy.
- Aquatic Midge, under contract to be sprayed monthly during the summer at a cost of \$330 per month. These treatments being done are expected to help keep them under control as they have in the past, but weather condition can cause Patio to still be negative affected. The Board will be considering fish stocking of the lakes again if it is found to be needed. None were recommended by Lake Masters last year.
- The north lake, next to the Preserve where aquatic midges are allowed to grow unchecked without any treatments being allowed will increase the chances for the lake side patios to be affected with this insect.

PRESERVE

- The quarterly maintenance of the Buffer Zone and Mangrove Trimming in the Preserve behind the homes on the intercoastal waterway was completed during the first half of April.

OLD BUSINESS

The new rules scheduled for final consideration at this meeting were reviewed and discussed. After discussion, **a motion was made, seconded and the below new rules were unanimously approved.**

L.10. Vines may be attached only to approved trellises, those above garage door(s) and other approved locations on the building are required to be trimmed Monthly during the summer months (May through October) and at least every six (6) weeks during the winter months (November through April) (DC III, 3.2,B. 6. and ALG)

L.11. All trellises require prior approval and submittal of the ALC Application which must provide the following: detail plans, method of attachment to the building and exact location(s) on the building where they are being requested. Recommended is the 'Guide Wire' system attached to screws which are put into the building wall. (DC 7.3, D)

L.14. Newspapers (two or more) or other type publications or advertisement may not be allowed to accumulate on the owner's driveway, entrance way or anywhere on the homeowner property. (DC 6.2,C.1.)

L.15. Portable Toilets are not be permitted inside the Community. Homeowners with remodeling underway that require all home bathroom facilities to be closed must direct their contractor's employees to the main entrance Security Gatehouse for use of bathroom facilities. (DC III, 3.2,B.6.)

L.16. Homeowners are responsible for the cost of removal and replacement of pavers due to any repairs to irrigation equipment or lines required under any pavers on the lot and approved ALC Applications that change the footprint of pavers on owner's lots must have irrigation equipment and/or lines moved out from under pavers wherever possible at the owner's expense. (DC 6.2,B. and ALG)

The Association's annual 2013 CPA Financial Audit, having been distributed last month and any questions were directed to and answered by the CPA was **approved unanimously by motion.** It can now be made available to the homeowners upon written request. The required notice to be provided to the membership that it is ready will be in email to the membership and also be made available on the Association's Web Site.

NEW BUSINESS

The Board reviewed the Annual Tree Trimming quote received to date. Steve stated that 1 more quote was promised next week. After review and discussion, **a motion was made, seconded and unanimously approved that the quote be approved not to exceed the bid submitted by Only Trees, totaling \$14,435.**

The bids for the new paver sidewalks along the east side of both lakes and the golf cart parking area on the north side of the entrance gatehouse were review and discussed. After discussion, **a motion was made, seconded and unanimously approved that the golf cart parking area be installed.** The sidewalks were tabled additional discussion after a Survey is sent to the membership.

The evaluation of the property for a Spring Mulching as was suggested last year will be review and be discussed and considered at the next Board of Directors Meeting.

The Board reviewed the monthly property inspection report which reflects the Violation Notices sent to homeowners. It was noted that for the most part the Notices send to homeowners reflected minor maintenance problems on the exterior of their homes. Since Cara had resigned from the committee to serve on the Board, the committee was short one member as the State requires three homeowners be members.

The Board asked for a volunteer to serve on the Hearing Committee. **A motion was made, seconded and unanimously approved to appoint Barbara Hurtuk to the Hearing Committee.** The Hearing Committee considers Fines for failure to follow Rules and/or failure to complete maintenance of the owner property after being sent reminder Violation notices and a Final Violation Notice, also handled by the committee are suspensions of Common Area use privileges for non-payment of Quarterly Maintenance Fees.

It was noted that the Certification of Compliance Statements required by a new Florida Statue [720.3033] effective June 1, 2013, concerning Directors agreeing to follow and uphold the Association's Documents and Association law to the best of their ability were signed by all Directors.

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 questions, discussed various issues and considered comments from the membership present.

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

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 and the issue(s) raised in any correspondence received will be discussed by the Board members at the next Meeting.

ADJOURNMENT

The next regular Board Meeting is scheduled for May 22, 2014 [*postponed until June 5, 2014*]. No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 8:44 pm.