



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

Web Site: www.theestuaryonline.com

BOARD OF DIRECTORS MEETING

7:00 pm. Thursday, June 26, 2014
At Community Pool Cabana

MINUTES

CALL TO ORDER

Jeff Steiner called the meeting to order at 6:58 pm. A quorum was established. Board members present: Jeff Steiner, President; Julie Hagnauer, VP; Cara Destefano-Greif, Treasurer and Don Uselmann, Secretary. Ginny Page, Director 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 5, 2014 as written.**

OFFICERS & COMMITTEE REPORTS

- TREASURERS REPORT – Cara stated she had review the Financial Reports and everything was on in line with the budget.
- COMMUNICATION COMMITTEE REPORT – Bob Smith, Communications Committee chairman reported the Summer Newsletter was being prepared and asked that any directors or committee chairs having anything to contribute to send to him as soon as possible.
- ALC COMMITTEE – Julie Hagnauer, Board VP and Chairman of the ALC Committee presented and reviewed an ALC Application, which is the replace for an Application denied at the last meeting. **The ALC Application was approved unanimously: 811 revised awning on the rear of the home.**

MANAGEMENT REPORT

LANDSCAPING

- Majestic Landscape mowing four times (weekly) in June on the 5th, 12, 19th and 26th as scheduled and will continue throughout the summer until November. The monthly trimming is also scheduled for the 26th.
- 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 and all have come back strong.
- The Annual Tree Trimming is underway at this time and should be just about completed. 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.

GROUNDS PEST CONTROL

- The Annual Ficus White Fly spraying and the semi-Annual treatment of the Tree for the Spiraling White Fly have been completed.
- 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 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

- Watering Plants and Turf has gone back to twice a week now that the rains have started. The difference in cost is about \$2,000 less per month and will result in healthier.
- 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 was set up for the new plants installed.

LAKES

- 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 conditions can cause Patios to still be negatively 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.

OLD BUSINESS

Jeff reviewed, reported on and opened the major Seawall Replacement contracts for questions and comments from the membership present. These contracts were recently finalized with the final Attorney's legal review and preparation of recommended addenda, which were signed by the two major Seawall contractors below.

After review and discussion, **a motion was made, seconded and unanimously approved to accept the contracts which include but are not limited to the following:**

- **Bridge Design Associates, Inc., total contract cost \$15,450.00, to include: review of shop drawings, Monitoring of Pile Driving, Rebar Inspections, Monitoring of concrete placement, Review-approve Pay Draws, Response to Contractors RFI's and Final Certifications for City.**
- **Murphy Construction Company, Inc., total contract cost \$436,307.00 to include: Mobilization & Demobilizations, temporary vinyl, initial excavation & cap/anchor demo, initial Helical Anchors, Seawall CIP Foundation & Wall Sections, removal of existing wall at mud-line and Backfill and compaction of all excavated areas and patios area disrupted.**

NEW BUSINESS

The Summer Mulching at the front of homes and common areas was reviewed and discussed, after discussion, **a motion was made, seconded and approved unanimously Majestic's quote totaling \$5,650.00.** It was noted the mulching at this time is expected to reduce the cost of the Annual Mulching.

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

ADJOURNMENT

The next regular Board Meeting is scheduled for August 13, 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.