



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

Web Site: www.theestuaryonline.com

BOARD OF DIRECTORS MEETING

7:00 pm. Wednesday, October 15, 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; and Director Bob Smith. Don Uselmann Secretary was present by phone and Cara Destefano-Greif, Treasurer was absent. Representing Capital Reality Advisors, Inc. (CRA) was Steve Polino, LCAM, Community Association Manager.

APPROVAL OF PREVIOUS MEETING MINUTES

After review, a motion was made, seconded and unanimously approved to accept the Board of Directors Meeting minutes held on August 20, 2014 as written.

OFFICERS & COMMITTEE REPORTS

- COMMUNICATION COMMITTEE REPORT – Bob Smith, Communications Committee chairman reported there are presently 147 resident who receive emails on a regular basis. Since the last Board meeting 6 emails bulletins have been sent out. Bob asked that Newsletter contributors have items for the Fall Newsletter to him by Nov 1st for the Fall Newsletter. Bob also reported he was update the documents on the web site and a new format was being work on which will make it more user friendly.
- SECURITY COMMITTEE – James Donley and Gar Whaley reported on the committee's recent activities. There was discussion concerning the Victory Security Contract and the committee's discussions with other firms in an effort to improve the staff's performance, supervision and budget savings consideration, which may be used to provide equipment improvements.
- SEAWALL COMMITTEE - Jeff Steiner, reporting for the Seawall Committee chairman, stated the seawall construction was progressing again after a delay to get needed parts that had to be ordered. There was discussion concerning the contractors request to leave the old seawall in place instead of removing it as they were contracted to do. Jeff noted that due to the condition of the old wall the decision was made that it should be removed as originally planned, since should it fall over in the future the Association would be responsible to remove it at that time. The floor was opened to resident's questions and comments which were addressed.
- ALC COMMITTEE – Julie Hagnauer, Board VP and Chairman of the ALC Committee presented the committee recommendation from the following homeowners which were unanimously approved by the Board of Directors: 1452 and 821. The Board also ratified the Board's Executive Committee approvals of applications from 1535 for gutters and 1456 for a temporary roll-off dumpster in the driveway, at their meeting on October 6th. The ALC Application for a 'Doggie Door' put in without the Association's prior approval at 811 was denied and the homeowner will be required to restore the exterior wall to original condition. Julie stated the next ALC Meeting would be on November 17th

at 4:30, at unit 1523.

OLD BUSINESS

The Majestic Landscape proposal for Association's 3rd and final 2014 'Planting' of replacement plants and turf to be done in early November was reviewed and discussed. It was noted that spot replacements of dead plants involved 11 homes and a number of locations on the Associations common areas. After discussion, **a motion was made, seconded and unanimously approved to accept the Majestic proposal at a total cost of \$1,349.00.**

It was noted that the annual 'mulching' will be done during the last week of October.

NEW BUSINESS

The bids for the painting of the three vehicle gates including the attached fencing, the two pedestrian gates leaving the community and the three pool gates and the four garage type light fixtures at the entrance gatehouse were reviewed and discussed. After discussion, **a motion was made, seconded and unanimously approved to award the painting contracts to Paint Rite at a total cost of \$2,460.00.** It was noted that Paint Rite was the low bidder.

The quote for the repairs to the water drinking fountain at the pool was reviewed and discussed. The cost for the repair was \$450.00 and we are still left with 14 year old fountain. The contractor advised that the fountain has reached it's useful life and problematic repairs will be on going at this point. It was recommended that the fountain be replaced. The replacement quote was reviewed. After discussion, **a motion was made, seconded and unanimously approved to have Dee Maria Plumbing replace the fountain at a total cost of \$1,300.00.**

The quote for a No Parking sign for placement at the north corner of Estuary Way and Estuary Trail was reviewed and discussed. It was noted that there have been a number of accident 'close calls' as vehicles heading south turn west onto Estuary Way heading towards the exit. After discussion, **a motion was made, seconded and approved unanimously to have this new sign installed at a total cost of \$577.93.** It was noted that the street sign at this corner may need to be replaced which will be determined.

There was discussion concerning the condition of the mailboxes. The white corrosion developing on the mailboxes will continue to grow due to the closeness to the salt water and can cause structural problems requiring replacement or expensive repairs, which are the homeowner's responsibility, if not removed periodically. The association spent \$7K+ to have them electro-statically painted approximately 8+ years ago but the company refused to honor the contract Warranty Clause because of following clause in the contract that stated: ***"Due to the location on the coast and the salt in the air the Mailboxes are required to be hosed thoroughly at least once a month , if not done the damaging corrosion will develop, which will void the Warranty."***

The mailboxes and posts are the homeowner's responsibility to maintain but since the association had surplus funds due to foreclosure settlements, the association decided to use these surplus funds to have the mailboxes and post painted about three years ago. At the present time the corrosion is starting to develop again, the final home in foreclosure was recently sold and surplus funds are again available. The Board of Directors has decided to use part of the settlement of back assessments due the association to once again paint all of the mailboxes-posts in the community on behalf of the homeowners. Note that posts that are leaning are still the homeowner's responsibility to have corrected. This can be done by the company that

paints them at a savings to the individual homeowner if payment is received in advance, owners with this problem will be notified.

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After discussion, **a motion was made, seconded and approved unanimously to have the mailboxes and posts painted including the ‘red flag’, on behalf of the homeowners, by Paint Rite at a total cost of \$3,000, and to notify individual homeowners if additional repairs are needed.** It was noted that this is the same cost that Paint Rite did it for three years ago.

It is recommended that homeowners hose off their mailboxes on a regular basis in the future.

The 2015 Proposed Annual Budget – first draft was reviewed and discussed briefly. The draft budget worksheet was handed out to owners present at the meeting. Line items will be reviewed in detail by the Board prior to sending to the membership on or before November 19th which is required by the Documents to be sent with the 14 day Notice of the Association’s Annual Budget Meeting.

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.

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 and residents are invited to attend.

ADJOURNMENT

The next Board Meeting is the Association’s Annual Budget meeting scheduled for December 3, 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.