

DELRAY ESTUARY HOA, INC.

ANNUAL MEMBERSHIP MEETING

DELRAY BEACH PUBLIC LIBRARY
6:00 P.M., February 3, 2016

MINUTES [Draft ONLY*]

CALL TO ORDER

President Jeff Steiner called the meeting to order at 6:02 pm noting that the required Quorum was reached to hold the meeting with 37 homeowners present in person or by proxy. Jeff introduced the current Board of Directors and management. Board members present were: Jeff Steiner, President; Vice President, Julie Hagnauer; James Winn, Treasurer and Director Robert Smith. Don Uselmann, Secretary was absent. Representing Capital Reality Advisors, Inc. (CRA) was Steve Polino, LCAM, and Community Association Manager.

APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

After review, a motion was made, seconded and approved unanimously to approve the February 4, 2015 Annual Membership Meeting Minutes as written.

OFFICERS AND COMMITTEE REPORTS

PRESIDENTS ANNUAL REPORT

Jeff Steiner gave his annual reported on the Boards accomplishment during 2015, commenting on the challenges of the Seawall re-construction at buildings no. 6 and 11, which is now completed and the patio re-construction was just recently finished. Jeff reported that he had just done the final walk through with Murphy Construct noting the area that needed touch up paint and minor repairs. He thanked the Board, committee members and owners for their cooperation, often under trying circumstances.

TREASURERS ANNUAL REPORT

James Winn reported on the Association's 2015 year-end financial position stating the Budget was exceed by approximately \$10K and present Reserves is \$150,000. Several questions were answered about the TD Bank loan for the seawall construction.

COMMITTEE REPORTS

Bob Smith, Holiday Decorations Committee and Communication Committees chairman outlined the functions of the Communication Committee for new homeowners present. Also commented on the great job done by the Holiday Decorations Committee for the December holiday season.

Joe Hurtuk, Security Committee Chairman, presented written report outlining the Gatehouse activities and covered their activities outlined in the report. *See the Security committee's report attached.*

Julie Hagnauer, Board VP and ALC Committee Chairman reported on the ALC Committee's activities, mentioning that fifty plus ALC Applications were presented for the committee to review, many requiring the committee visit the home and make a recommendation to the Board of Directors, either to approve or to deny

Ingrid Hackenbruch, Social Committee Chairman reported on the Valentine's Day Social Event on the pier.

Ingrid Hackenbruch, Chairman of the newly formed 'Welcoming Committee' outlined the committees function and purpose. The Delray Estuary HOA Declaration allows the Association to require an orientation interview with new owner and tenants. The established Policy was that the new resident orientation interview would be conducted prior to the closing or moving into the community or within 30 days after moving into the community. Ingrid read the names of some of the most recent new owners and tenants. Several were present at the meeting.

Ingrid express her thanks to Bob Smith for his assistance in the organizing of the different committee activities stating that his help was greatly appreciated and his attention to details and production of promotional materials was very expertly and professionally done.

ELECTION

Jeff called for nominations from the floor to fill the three (2) Directors' positions a term of two years each. Director's term of office ending this year to be filled are that of Don Uselmann and James Winn. Don Uselmann was the only homeowner submitting the required 'Intent to be a Candidate' form and James Winn was nominated from the floor, there were no other nominations from the floor. With no other nominations forthcoming, the floor was closed. With only the two candidates to fill two seats on the Board, no election was necessary. Incumbents Don Uselmann and James Winn will serve two year terms of office on the Board of Directors.

RESIDENT 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 Association meetings are open and all homeowners and residents 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 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. Minutes drafts are approved at the following Board meeting and then place on the web site.

ADJOURNMENT

No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 7:19 pm.