



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

7:00 pm. Monday, August 1, 2016
At Community Pool Cabana

MINUTES

CALL TO ORDER

President Steiner called the meeting to order at 7:00 pm, stating there was quorum. Board members present: Jeff Steiner, President; James Winn, Treasurer; Bob Smith, Director. Julie Hagnauer, Vice President, and Dom Uselmann, who resigned from the Board. were absent. Representing Capital Realty Advisors, Inc. (CRA) was Bill Haas, LCAM, Community Association Manager.

11 Homeowners were present.

APPOINTMENT OF NEW BOARD MEMBER

- **James Winn motioned, seconded by Bob Smith, to appoint Gary Rex to fulfill the balance of the term vacated by Don Uselmann. Motion unanimously approved.** Mr. Rex advanced to the head table for the balance of the meeting to assume his new duties. **Bob Smith motioned, seconded by Jeff Steiner, to appoint Gar Whaley as chair of the Review Committee. Motion passed.**

APPROVAL OF PREVIOUS MEETINGS MINUTES

- The tabled minutes from the meeting held on April 4, and the minutes from the meeting held on June 6 were reviewed. **Bob Smith motioned, seconded by James Winn, to accept the amended April minutes and the minutes from June as presented. Motion passed.**

OFFICERS & COMMITTEE REPORTS

PRESIDENT'S REPORT

- No report presented

FINANCIAL REPORT

- Treasurer James Winn reviewed the July financial report, discussing items that were over budget on the Expense Variance Report. These items were reviewed and discussed.

ALC COMMITTEE

- Bob Smith gave the ALC Committee report for Julie.
 1. ALC1320-2016-06-04(1) Wennick – were invited to submit a new ALC application when the requirements of the letter they received were met.
 2. ALC1556-2016-06-12(1) Minden – application was recommended for approval and approved by the Board.

COMMUNICATION COMMITTEE REPORT

- Bob Smith, chairman, reported on the number of residents currently in the email system. 163 are receiving emails on a regular basis, along with 4 additional staff members.
- The Committee sent out 21 bulletins since the last meeting.
- The signage for the pier has been received but not yet installed. Installation is scheduled for early October.
- Format for two new preserve signs was presented. **James motioned, seconded by Gary to accept the proposed signage at a cost of \$235.00 per sign. Motion passed. Signs will be ordered and installed to replace old signage.**
- All Estuary forms that previously contained the email address for Steve Polino have been updated and are now available on the website.
- New Owner Guide Books have been printed and assembled for distribution to new owners.
- Website re-design project is underway; Bob will have new site ready for activation in the next 30-60 days.

REVIEW COMMITTEE

- No recent meetings held

SECURITY COMMITTEE

- 5 Parking violations issued, with 4 incident reports
- 9 Trash violations issued, 2 incident reports
- 1,038 visitor passes issued
- 439 vendor passes issued
- 235 roving patrols
- 7 supervisor visits
- 2 EMT visits
- 2 incidents written on private landscapers
- 2 garage doors open
- 22 after hour emergencies where vendors were called in
- New guard chair arrived and is in service
- Hurricane season is here; guards will not be on site when hurricanes are near.
- 1 vehicle towed for parking infractions
- 8 gate maintenance incidents since last meeting
- 1 process server complaint
- 1 incident of kids jumping back gate to gain entry

SOCIAL COMMITTEE

- Bob Smith gave report for Ingrid Hackenbruch
 1. No further functions for the summer
 2. Next function scheduled for early fall when seasonal residents begin to return, theme location and date TBD.

WELCOME COMMITTEE

- Bob Smith gave report for Ingrid.
 1. New Owners Guidebooks with updated information are printed, assembled and ready for distribution

MANAGEMENT REPORT

- The proposal from All Tree was accepted and tree trimming is scheduled to begin Mid-August
- Summer planting proposal was accepted with exception of sod, which needs clarification
- Met with owner at 1423 to review issues with plantings. Met with Safe Planet the same day and looked at issues again. Although aphids were discovered on the Crocus plants, no other insects were noted that could be damaging plants. Safe Planet sprayed the area just to make sure.
- Tim (Majestic Landscape), Julie, Bob and I met to review plantings around the lakes and to review lake growth. After meeting I contacted Lake Masters to spray the bull rushes in an effort to thin them out some and clean up the appearance of the lake shoreline.
- Irrigation – owners were encouraged to report any faulty irrigation they observe to CRA.
- Irrigation has been increased to 3 times per week to help compensate for the lack of rain
- Carpet Grass is in decline since the experimental program started in the front of the community.
- Lake Masters treated the lakes for weeds, reeds and algae.
- Presented information to BOD for a mosquito system that operates through the irrigation system. Will seek further treatment information from Safe Planet to see what they recommend

OLD BUSINESS

- Annual Tree Trimming – proposal approved and labor to begin mid-August
- Mr. William's vendor, Kyzar A/C, was on hand to discuss what is necessary to bring the A/C installation into compliance with the rules. Options were made and Mr. Williams was asked to provide some solutions via an ALC request for the Committee and the Board to review.
- Majestic gave quote to clean beach for additional \$160.00 per month. No decision was passed, review at next meeting.
- Planting bid given to BOD for review. **Jeff motioned, seconded by James to accept the proposal less the sod, which brought the proposal down to \$1,393.00. Motion passed.**

NEW BUSINESS

- Scope of work for painting project was presented. It was recommended to use information from the paint supplier in the scope.
- Repair lighting fixtures in front entrance, management to get bids for light replacements.
- Add line item for update of Reserve Study to 2017 budget spreadsheet.

- Meeting schedule for 2016 – monthly meetings on the 1st Thursday of each month through December.

RESIDENTS FORUM

- President Steiner opened the floor for homeowners to speak, ask questions and 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 meetings are open and homeowners and residents are invited to attend.

ADJOURNMENT

- There being no other business to bring before the Board, James motioned to adjourn, seconded by Gary. Motion passed and meeting adjourned at 8:48 PM.

Minutes prepared by Bill Haas