



**DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.**

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## **BOARD OF DIRECTORS MEETING**

**7:00 pm. Thursday, November 3, 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; Julie Hagnauer, Vice President; Gary Rex, Secretary; James Winn, Treasurer; Bob Smith, Director.

Representing Capital Realty Advisors, Inc. (CRA) was Bill Haas, LCAM, Community Association Manager.

12 Homeowners were present.

### **APPROVAL OF PREVIOUS MEETINGS MINUTES – October 13**

- Julie motioned, seconded by Gary, to accept the October minutes as amended. Motion passed.

### **APPROVAL OF PREVIOUS BUDGET MEETING MINUTES**

- Julie motioned, seconded by JL, to accept the October budget meeting minutes as presented. Motion passed

### **OFFICERS & COMMITTEE REPORTS**

#### **PRESIDENT'S REPORT**

- No report

#### **FINANCIAL REPORT**

- Treasurer James Winn reviewed the September financial report, discussing items that were over budget on the Expense Variance Report. These items were reviewed and discussed.
- 2017 proposed budget was found to be acceptable by the Board and is ready to be mailed with one correction: Monthly payment per home and Quarterly billings are to be rounded to \$697.00 and \$2,090.00 respectively. Gary Motioned for acceptance, seconded by JL. Approved.

### **ALC COMMITTEE**

- Julie Hagnauer gave the ALC Committee report.
- The concept of a “processing fee” for after the fact ALC report was discussed. It is felt that this action is not needed at this time.
- Two uncorrected ALC violation have been sent violation fines.
- Front circle has been replanted and looks great. Sides will be done soon.
- Back fountain lights have been installed.

### **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 1 bulletin since the last meeting.
- The sign for the wall at the entrance on Palm Trail was ordered and will be installed on Thursday, November 10. The old sign will be removed and the wall cleaned and patched on Wednesday, Nov. 9.
- Website is up and working without reported glitches. Several owners, however, have not registered and cannot access the “Resident’s Only” section.

### **HOLIDAY DECORATIONS COMMITTEE**

- Bob Smith gave the decorating committee report:
  1. Decorations are due to be installed and put in place on the weekend after Thanksgiving.
  2. First committee meeting will be held on November 5 at 10 AM at the pool cabana.
  3. Little cost is anticipated this year as most items were purchased last year. Some lights may need to be replaced.
  4. Mailbox bows are in good condition, a few new bows may need replacement.
  5. Decorations will remain up from the weekend after Thanksgiving till the weekend after New Year.

### **REVIEW COMMITTEE**

- No recent meetings held

### **SECURITY COMMITTEE**

- Report for September 2016 delivered by Joe Hurtuk:
  - Parking violations – 1
  - Contractor violations - 1
  - Trash violations – 3
  - Newspaper violation – 2
  - Pool violation – 0
  - Visitor passes issued – 1,134
  - Contractor passes issued – 556
  - Roving patrols – 343
  - Supervisor visits – 15
  - Emergencies – 9
  - Garage doors left open – 2
  - Car(s) stolen – 1 (recovered)

Police visits - 5  
Unauthorized persons fishing in lake - 1  
Residence break-ins - 1  
Vehicle parked on grass – 1  
Incident reports - 16

### **SOCIAL COMMITTEE**

- Ingrid Hackenbruch gave the report:
  1. Next function scheduled for 12/2/16 – Holiday Kick-Off Party. Committee will meet on 11/14 for planning

### **WELCOME COMMITTEE**

- 1452 is awaiting a visit from the committee.

### **MANAGEMENT REPORT**

- Tree trimming was touched up and the contract reviewed for compliance. All items contracted for have been done.
- Have contacted Only Trees for the December palm cuttings.
- Irrigation issues have been identified and corrected.
- Lake Masters have provided another spraying of the bull rushes in the lakes. Based on information received from the owners, we will have them come back out to narrow down the amount of shoreline they take up.
- Management has been asked to contact a company that can repair the aerators in the lakes.
- Several companies have been contacted to provide proposals for pressure cleaning the perimeter walls and the roofs. So far, two have responded.
- It was reported that 1556 was contacted for failing to supply an ALC for the gutters being put up in the back of the unit. Management was informed that the ALC would be arriving for approval shortly.

### **OLD BUSINESS**

- Alain Maca reported that the proposal for additional security cameras should be ready for presenting at the January meeting.

### **NEW BUSINESS**

- No new business was presented.

### **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. Items were brought forward and solutions discussed.

### **ADJOURNMENT**

- There being no other business to bring before the Board, Jeff motioned to adjourn, seconded by Bob. Motion passed and meeting adjourned at 8:35 PM.

**Minutes prepared by Bill Haas**