



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

7:00 pm. Thursday, December 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; 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.

13 Homeowners were present.

APPROVAL OF PREVIOUS MEETINGS MINUTES – October 13

- Gary motioned, seconded by JL, to accept the November minutes as amended. Motion passed.

OFFICERS & COMMITTEE REPORTS

PRESIDENT'S REPORT

- No report

FINANCIAL REPORT

- Treasurer James Winn reviewed the November 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 Members 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.
- ALC1527-2016-11-14 (13) approval was motioned by Gary, seconded by Bob. Passed.
- Quick set locks and hardware for front doors are under review by Julie & Bob. This will reduce the costs of the locks and hardware per unit and may inspire a larger participation.

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 14 bulletins since the last meeting. CRA was reminded to email any notices, when possible,
- New Estuary logo was installed by Stellar Signs, old sign removed, wall patched and painted by Josafa at no charge to the community.
- Proposal for new "E" emblem for main gate exit side was presented. Cost would be \$295.10. Bob motioned, seconded by Gary for approval of this expense. Motion passed.
- A new plug-in feature was added to the website. This will allow us to track the number of "hits" each month. Bob will add this figure in future committee reports.

HOLIDAY DECORATIONS COMMITTEE

- Bob Smith gave the decorating committee report:
 1. Decorations were installed on November 26. New this year are the lighted garland and ribbons on the entry sign, gatehouse and at the pool.
 2. Special thanks to committee members Kim Maca, Barbara Conahan, Barbara Hurtuk, and Debbie Uselmann for making and hanging bows; Don Uselmann and Gary Rex for hanging lights, wreaths and garland; and Frank Biscotti for electrical hook-ups.
 3. Decorations will remain in place until the weekend after New Year's Day, then will be removed.
 4. Residents are reminded not to remove mailbox bows; the Committee will do this when the decorations are taken down.
 5. Lights are still not working correctly on the three royal palms at the entrance.

REVIEW COMMITTEE

- No recent meetings held

SECURITY COMMITTEE

- Report for September 2016 delivered by Alain Maca:
 - Parking violations – 7
 - Contractor violations - 2
 - Trash violations – 4
 - Newspaper violation – 2
 - Pool violation – 0
 - Visitor passes issued – 1,426
 - Contractor passes issued – 599
 - Roving patrols – 321
 - Supervisor visits – 11
 - Emergencies – 3
 - Garage doors left open – 2
 - Police visits – 4
 - Broken Gate – 3
 - Power Outages – 1
 - Mail Box Broken – 1

Kayak issue – 1 (resolved)
Incident reports - 16

SOCIAL COMMITTEE

- Ingrid Hackenbruch gave the report:
 1. Next function scheduled for 12/6/16 – Holiday Kick-Off Party.

WELCOME COMMITTEE

- 1452 is awaiting a visit from the committee. There has been a timing issue with catching the new owners at home.

MANAGEMENT REPORT

- 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. Dave Blackburn at Future Horizons was asked to determine what needs to be done.
- Josafa won the bid for pressure washing the perimeter wall. He will be contacted and I will request a start date.
- Mangroves were trimmed for the final time in 2016.

OLD BUSINESS

- Lake aerators – covered in management report
- Pressure washing Roofs – Jeff found company that uses a “green” product to clean roofs, should not affect landscaping around buildings. It was suggested, since the pressure washing could be a source of future leak complaints, that participating Owners sign a legal release before the roofs are cleaned.

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 JL. Motion passed and meeting adjourned at 8:35 PM.

Minutes prepared by Bill Haas