



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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BOARD OF DIRECTORS MEETING

**Tuesday, April 3, 2018 5:00 pm
at Community Pool Cabana**

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 6:03pm stating there was quorum.

Board members present:

Gary Rex, President
Garwood Whaley, Vice President
Ellyn Miller, Treasurer
Robert Smith, Secretary
Patricia Vanderkwast, Director

Representing Associated Property Management of the Palm Beaches, Inc. (APM) was Meredith Rubin Community Association Manager.

There were approximately 40 members present.

PAINT PRESENTATION

There was a presentation from Claudio Dessa and Frank Conney representatives from the painting company, RCI, with information regarding the painting project.

The process is:

Inspect each house and report to homeowner
Sanitize
Pressure clean

Seal house and caulk
Cover (lights, windows etc.)
Paint house, garage, trim and shutters

Sherwin Williams inspects at each step to make sure the painters are following procedures properly for the warranty.

After each group of houses is painted, the crew chief (English speaking) will inspect with SW, the Board rep and property manager any touch-ups are done before an invoice is submitted.

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RCI has a carpenter division who will be able to provide homeowners with proposals to repair rotting fascia board and shutters.

The landscapers will have to cut back the landscaping 6" from the walls and house.

The bougainvillea will have to be cut back or removed, at homeowners' expense.

The screen enclosure will be painted.

Gutters can be painted.

Fiddler can chemical clean the roofs (low pressure for a cost of \$180 per roof).

House Painting:

Gary Rex made a motion to approve the paint contract with RCI, in the amount not to exceed \$212,775 to be paid by homeowners based upon the size of the homes. Gar Whaley seconded the motion. The motion passed unanimously.

Roof Cleaning:

Gary Rex made a motion to require all homeowners to clean their roofs, unless the roofs are newly installed or just cleaned (1401). Gar Whaley seconded the motion. The motion passed unanimously.

Balcony Railings:

Gary Rex made a motion to approve the option in paint contract with RCI to paint the balcony railings, to be paid by homeowners. Gar Whaley seconded the motion. The motion passed unanimously.

Pool Perimeter:

Gary Rex made a motion to approve the option in paint contract with RCI to paint the pool perimeter fence (visible areas) in the amount of \$7.75/linear foot. Gar Whaley seconded the motion. The motion passed unanimously.

Perimeter Walls and Metal Fence:

Gary Rex made a motion to approve the option in paint contract with RCI to paint the perimeter walls and metal fence in the amount of \$14,925. Gar Whaley seconded the motion. The motion passed unanimously.

Entrance Gates and and Emergency Gates:

Gary Rex made a motion to approve the option in paint contract with RCI to paint the entrance gates and emergency gates in the amount of \$3,250. Gar Whaley seconded the motion. The motion passed unanimously.

SECURITY COMMITTEE

Chris Salamone presented the proposals from ADT & Vector Security for the home alarm monitoring system.

Both companies offer new LCB panels, wireless options, security camera options, key fobs and the ring (doorbell).

Gary Rex reported that he and Gar Whaley and Meredith Rubin met with Keith Backer, the Association attorney regarding whether the Association had the right to add monitoring in the budget. Keith Backer provided an opinion letter stating that the original declaration had language allowing for home monitoring, which was not included in the amended declaration. The amended declaration has language that allows the Association to provide telecommunications services. He suggested that the Board consider combining home monitoring with telecommunications.

Gary Rex asked Chris Salamone to request another three (3) month extension to the ADT contract while the Board investigates this option. He also suggested setting up a telecommunications task force to research the options available.

Gary Rex made a motion to appoint a telecommunications task force to include alarm monitoring, internet, cable television and telephone. The task force members are Elynn Miler Patty Vanderkwast and Chris Salamone with the option to add additional members. Gar Whaley seconded the motion. The motion passed unanimously.

NEW BUSINESS:

Association Documents:

Gary Rex reported that during the meeting with Keith Backer, he asked Keith and his associate to review the Association documents to determine what amendments are needed to keep the documents up to date with current statute. He also would like to form a committee to review the documents and make suggestions on other amendments to the documents that are practical to the way the Association should be operated.

Gary Rex made a motion to appoint a document review task force. The task force members are Gar Whaley, Eric Fernandez and Jeff Winokur. Gar Whaley seconded the motion. The motion passed unanimously.

NEXT MEETING:

The next Board meeting will be April 16, 2018 at 10am.

ADJOURNMENT

There being no further business, Patty Vanderkwast motioned to adjourn the meeting. Seconded by Gar Whaley. All in favor.

Meeting was adjourned at 7:37pm.

Respectfully submitted by,
Meredith Rubin, LCAM