



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 16, 2019
Immediately following Amendment Meeting
at Community Pool Cabana**

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:30pm stating there was quorum.

Board members present:

Gary Rex, President
Garwood Whaley, Vice President
Dianne Letzelter, Treasurer
LisaMarie Cohen, Secretary
Stephen Alport, Director

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

There were approximately 12 members present.

MINUTES

Dianne Letzelter made a motion to approve the minutes of the March 20, 2019 Board meeting, as amended. Gar Whaley seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

Gary Rex reported that Elyn Miller resigned from the Board. He thanked her for her hard work on behalf of the Board.

Gary Rex reported that the Board asked Stephen Alport has agreed to serve on the Board of Directors until the next Annual Meeting.

Gar Whaley made a motion to appoint Stephen Alport to the Board of Directors to serve until the next Annual Meeting. Dianne Letzelter seconded the motion. The motion passed unanimously.

Gary Rex reported that he and Mike, the handyman cleaned out the storage room. He asked that Board members take into consideration the space limitations before purchasing any items for the Association.

TREASURER'S REPORT

Dianne Letzelter reviewed the March 2019 financials. She explained that landscaping, security and repairs & maintenance were over budget, while other items were under budget. Year to date the Association is over budget.

MANAGER'S REPORT

Delinquency report: *See attached.*

Painting: Completed

Several people have reported that shutters were not replaced. Most of those shutters were rotten and must be replaced.

There are several homes that are missing hardware – working with RCI to have hardware installed.

RCI attempting to purchase the hardware.

RCI has asked us to send a FINAL eblast for punch list items.

Landscape Maintenance: BrightView Landscaping started March 18th. They have inspected property and irrigation. BrightView submitted three proposals, a property assessment and an irrigation zone map. The ALC will discuss further.

Pool heater: Fan motor being replaced.

Lake: Aerator replaced.

Pressure cleaning:

Proposal from Fiddler to clean all common areas: bricks, sidewalks, swales: \$5,375. The Board will discuss prior to the seal coating.

14 homeowners to be billed on their account.

ALC Homeowner submitted an ALC application which was rejected because it was incomplete. Work performed without approval.

Violations: One homeowner to be fined – received 4 letters and no response.

Meredith Rubin reported that there is a homeowner (1499) who has received four (4) violation letters for failure to maintain his bougainvillea. Gary Rex recommended that the Board impose a fine of \$100, effective May 1, 2019, if the homeowner does not maintain his bougainvillea. Homeowners in attendance suggested calling the homeowner prior to a letter being sent.

LisaMarie Cohen made a motion to impose a \$100 fine against the homeowner of 1499 for failure to maintain his bougainvillea, effective May 1st, if he does not maintain his bougainvillea by May 1st. The property manager will call him before a letter is sent. Dianne Letzler seconded the motion. The motion passed unanimously.

ALC COMMITTEE

August Salvado gave the ALC report.

BrightView Landscaping is doing a great job and has been very responsive.

BrightView Landscaping submitted proposals for the following:

- 2 options to address the grass strips
- Planting new materials and adding sand to the beach
- 2 options for redoing the cul de sacs

The LC has not reviewed the proposals yet. Once they do, August Salvado will present their recommendations to the Board.

BrightView Landscaping also provided the following:

- Maintenance Assessment of the property
- Site map of the irrigation

Homeowners asked if the map could be updated to add what time the clocks go on and how long do they run.

The ALC was also asked if the landscapers could do an assessment of the landscape lighting, provide a proposal for the circle around the fountain and a proposal for the walls.

Applications:

- 1329– pavers for front path and replacement pavers for the back patio – the replacement pavers for the rear are white marble, which the AC approved
- 1571- landscape replacement
- 1575 - landscape replacement
- 829 - new roof

Gar Whaley made a motion to approve the ALC applications as presented by the ALC. Dianne Letzelter seconded the motion. The motion passed unanimously.

- 1415 – tree removal – remove coconut tree from the rear of the home and replace with a foxtail palm.

LisaMarie Cohen made a motion to approve the ALC application from 1415 to remove the coconut tree with a foxtail palm. In addition, any homeowner who resides on the lake who wishes to remove a coconut palm, must replace it with a foxtail palm, at the homeowners' expense. The replacement tree must be in compliance with the City of Delray requirements. Gar Whaley seconded the motion. The motion passed unanimously.

DOCUMENT REVIEW

The Amendment mailing was prior to the Board meeting and the results will be announced after the meeting.

COMMUNICATIONS

Bob Smith gave the report.

COMMUNITY DIRECTORY

The 2nd Quarter Community Directory needs to be updated. So far, for the first three months of 2019, we have not been informed on any changes in ownership. No Communications Authorization forms have been received to date.

WEBSITE

It's been reported that there are a number of pages that are outdated or have obsolete information. Would like some volunteers to review the site and report outdated information. Please report the following:

- Web page URL (web address)
- Error description (copy and paste, then highlight the error)
- Include correct information, if known

Photography for website redesign due to start soon pending final clean-up of community by landscaper and replanting of fountain plants.

RULES AT A GLANCE and ARCHITECTURAL & LANDSCAPE GUIDELINES

Based on the results of the Amendments voted on April 16, these documents will need to be reviewed and updated.

EMAIL BULLETINS

Currently there are 167 residents who are listed in our system and receive emails on a regular basis. There are 4 non-residents that also receive copies of our emails. The Communications Committee has sent out 59 email bulletins to date this year.

SECURITY

The Communications Committee has just completed the updated Post Orders book.

A total of 6 copies were produced.
Thanks go LisaMarie and Erez Cohen for supply the printing
A new Parking and Homeowners Violation ticket was produced and is now being printed.

SIGNAGE

No new signage is currently being planned.

SECURITY

Meredith Rubin reported that prior to the last meeting a homeowner asked the Board if they would allow a long-term guest in her home to obtain a transponder. The discussion was tabled at the March meeting. The homeowner stated that she was willing to provide a lease if the Board wanted. The Board discussed if this would set a precedent for other homeowners who wanted to obtain a transponder for a guest. LisaMarie Cohen made a motion not to approve allowing a guest in 1571 to obtain a bar code. Dianne Letzelter seconded the motion. The motion passed with four yes votes (GR, DL, LMC, SA) and one abstention (GW).

Gar Whaley gave the security report.

Frontline Security is doing a great job. Sandy Butler, the owner is very responsive. He has been getting positive feedback from homeowners and from the Committee.

SOCIAL COMMITTEE

Ingrid Hackenbruch gave the Social Committee report.

Spring Fling: April 5th at the pier was a big success with over 40 people in attendance.

Cinco de Mayo: May 3rd Paella Party on the Beach. The cost will be \$30 per person and attendees will have a choice of seafood paella or chicken paella. Payments should be left at the gate for Ingrid Hackenbruch, payable to the caterer.

WELCOME COMMITTEE

No report.

NEW BUSINESS

Gary Rex reported that he would like a volunteer process expert to assist homeowners in filling out LC and other forms. He suggested that the Communications Committee ask for volunteers to be the Process Expert in Notes for Neighbors.

NEXT MEETING:

The next Board meetings will be:

May 21st at pm

ADJOURNMENT

There being no further business, Gar Whaley motioned to adjourn the meeting. Seconded Dianne Letzelter. All in favor.

Meeting was adjourned at 11:41am.

Respectfully submitted by,
Meredith Rubin, LCAM