



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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

Tuesday, May 21, 2019

5:00pm

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 18 members present.

MINUTES

Dianne Letzelter made a motion to approve the minutes of the April 16, 2019 Board meeting, as amended. Gar Whaley seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

Gary Rex thanked everyone in attendance at the meeting. No further report.

TREASURER'S REPORT

Dianne Letzelter reviewed the April 2019 financials. Year to date the Association is over budget.

MANAGER'S REPORT

Delinquency report: *See attached.*

Mailboxes: Beautiful Mailbox – installed. Please remember the cost was \$279. At this point 2 homeowners paid \$3 too little.

Painting: Completed

I am waiting for a date from RCI to complete all the punch list items.

Landscape Maintenance: BrightView Landscaping is doing very well. They trimmed the fronts and backs and are working on plant separation.

Lake: We have a proposal from Allstate for midge spraying and mosquito fish stocking. The Board agreed to move forward with this proposal.

Violations: The homeowner who was not in compliance did comply once we spoke in person.

Tree trimming: Ashem \$19,023.00 – to be done end of July or beginning of August

Iguana treatment: Matador Pest - \$600/month. I will obtain additional proposals.

Traffic circles and cul de sacs: We received proposals from 2 vendors to decrease the size of the cul de sacs and the island at the Estuary Way gate. This project, with the replacement of the grey pavers should wait until the mailboxes are done and have everything done at one time – OR before the road sealing. PLEASE let me know when you would like to work on this.

Seal coating: We have proposals from 2 vendors who inspected the property. The seal coating will be done over the summer to inconvenience less homeowners. Alan Rose, who is a homeowner sent a video recommending that you apply liquid road, instead of the asphalt-emollient sealer which is generally used. The vendors I use do not apply the liquid road as it requires special equipment. Project on hold – to be discussed at another Board meeting or open forum.

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 traffic circles

The LC has asked that the Board approve the proposal for the traffic circles (\$11,000) and grass strips (\$9,527). The LC is still discussing which of the options for each they are going to approve but they would like the Board to approve to the money so that once they decide which option they can move forward.

Stephen Alport made a motion to approve two (2) proposals from BrightView Landscaping in the amounts of \$11,000 to redo the traffic circles and \$9,527 to redo the grass strips. Gar Whaley seconded the motion. The motion passed unanimously.

August Salvado also discussed that the Board must start thinking about long-term landscape projects and the 2020 budget for landscaping as the circle at the gate and the front entrance need to be redone. In addition, the Board needs to consider the areca/calusia project and the paver project.

Stephen Alport discussed a wanting the Board to approve a process to allow the ALC to spend a small dollar amount from their budget without waiting for a Board meeting. A discussion ensued on who on the Board should approve the proposal before approval. Meredith Rubin will prepare a draft process for Board approval of small dollar amount items for future discussion.

Applications:

- 1587- new roof
- 809 - 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.

- 1419– tree removal/replacement of coconut tree from the rear of the home and replace with a foxtail palm.

Gar Whaley made a motion to approve the ALC application from 1419 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. LisaMarie Cohen seconded the motion. There was a

discussion between the Board and a homeowner who objected to the removal/replacement. The motion passed unanimously.

Stephen Alport reported that he has spoken with residents along Palm Trail regarding the clean-up of the preserve area. The City has started to clean-up the area. He asked the Board if they want to get involved with a Palm Trail group. Gary Rex's initial thought was to wait until the Board is approached directly. A discussion ensued and the Board agreed that Steve could speak with the group and see what they want to do on Palm Trail.

TASK FORCE REPORT

The Amendments must be added to the Declaration to have a clean copy of the Declaration.

COMMUNICATIONS

Bob Smith gave the report.

COMMUNITY DIRECTORY

The 2nd Quarter Community Directory has been updated.

WEBSITE

Bob Smith asked for volunteers to go through the website for errors and obsolete items.

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

Rules at a Glance was updated.

The ALC guidelines need to be updated.

SECURITY

Violation tickets were printed are in use.

Hurricane and other emergency procedures will be revised by Joe Hurtuk, Patty Vanderkwast and Bob Smith.

LisaMarie Cohen is working on changing the address of the front gate.

SIGNAGE

No new signage is currently being planned.

SECURITY

Gar Whaley gave the security report.

Frontline Security is doing a great job. There was a guard sleeping on duty. This issue has been resolved. Vendors are stuffing paper toweling into the lock of the men's room door. Security will monitor.

SOCIAL COMMITTEE

The Cinco de Mayo party was a success. BrightView Landscaping paid for sangria and a bartender. Nothing further is planned.

WELCOME COMMITTEE

No report.

OLD BUSINESS

Gary Rex reported that he would like a volunteer process expert to assist homeowners in filling out LC and other forms. The Communications Committee will send an eblast asking for volunteers.

NEW BUSINESS

OVERNIGHT POLICE PARKING

Tabled until next meeting

STRATEGIC PLANNING

Will be discussed in August

HANDYMAN VS. INDEPENDENT CONTRACTOR

Tabled until next meeting

NEXT MEETING:

The next Board meetings will be:

June 17, 2019, 5:00pm

ADJOURNMENT

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

Meeting was adjourned at 6:58pm.

Respectfully submitted by,
Meredith Rubin, LCAM