



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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

Tuesday, July 22, 2019

5:00pm

MINUTES

Prior to the Board meeting, there was a meeting with the Board, ALC Committee and BrightView Landscaping regarding the landscape installations on the circles and swales.

CALL TO ORDER

President Gary Rex called the meeting to order at 5:17pm stating there was quorum.

Board members present:

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

On the phone:

Dianne Letzelter, Treasurer

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

There were approximately 9 members present.

MINUTES

Gar Whaley made a motion to approve the minutes of the June 17, 2019 Board meeting. LisaMarie Cohen seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

Gary Rex reported that prior to the Board meeting, there was a meeting with the Board, ALC Committee and BrightView Landscaping regarding the landscape installations on the circles and swales. The Board expressed concern regarding the plant installation on the swales. The Board agreed (after seeing a sample of the suggested changes) to leave the dune sunflower (with replacement of the dead plants) and change the dwarf foxtail grass with green island ficus and black mulch. BrightView is going to level the first circle and add four (4) smaller (pumpkin size) boulders to attempt to trucks from riding over the circles. BrightView Landscaping is also going to prepare a proposal for a Master plan for the front entrance, circles and fountain areas. They will provide the Board with three (3) proposals.

TREASURER'S REPORT

Dianne Letzelter that the Community was in good shape. The financials had several journal entries that Dianne Letzelter wanted to discuss further with APM.

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*

Cassio started the punch list items. I am meeting him tomorrow morning to see what was and was not done.

Landscape Maintenance: *BrightView Landscaping is doing very well.*

Lake: Midge spraying and mosquito fish stocking - done.

Tree trimming: Originally discussed:

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

BrightView - \$16,585

BrightView changed proposal – palms \$8,101.12 and hardwoods \$6,000. This is not all of the hardwoods – but are the 60 that are in the worst shape.

Total: \$14,101.12

LisaMarie Cohen made a motion to accept the proposal from BrightView Landscaping to trim the palm trees (\$8,101.12) and sixty (60) hardwoods (\$6,000) for a cost of \$14,101.12. Gar Whaley seconded the motion. The motion passed unanimously.

Inspections: There are a lot of homeowners who have been placing pots outside their homes, including members of the ALC and Board. I think the ALC should revise the pot issue when they update the guidelines. This is in progress.

Comcast: Have a disconnect request for the 2nd internet line

In addition, there is a new promotion which is less money and faster internet: \$157.25 promotion includes tv – even though we don't have tv at the gate. More money without tv option.

The Board approved disconnecting the 2nd internet line and will enter into a new agreement with Comcast at a cost of \$157.25.

Lighting at fountain: Proposal from Biscotti Electric to install a new (working transformer) \$450
The Board approved the proposal from Biscotti Electric.

Letter to homeowners: Letter was sent out.

Iguana treatment: Matador Pest - \$600/month

Iguana Solutions - \$600/month for up to 20 hours.

Bernard's friend will remove as an experiment. Florida Fish and Wildlife is now recommending homeowners kill the iguanas.

Root pruning: Bernard has been pruning roots and resetting sidewalk pavers.

Street signs: Bernard painted all. He is now going to paint cable boxes and transformers.

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. August Salvado reminded the Board that the priority of the landscape committee was addressing the areca palms, which are rapidly dying from Ganoderma on the west wall across from where the new homes are being built. The LC has suggested installing bamboo against the wall with a calusia hedge in front of the bamboo. They are also looking into other screening options.

August Salvado suggested adding the back gate to the Landscape Master plan.

Applications:

- 1337- new roof

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

Landscape Committee membership:

There was a discussion regarding dissolving the Landscape Committee and reforming due to the lack of Committee member participation. The maximum number of Committee members will be five (5) including the chairperson. Members should be able to attend the monthly meeting and attend walk-thru's.

Gary Rex made a motion to dissolve the Landscape Committee (except the Chairperson) and ask for volunteers to join the Committee (with a maximum of four (4) Committee members. The present members will be welcome to apply to join the Committee. The criteria for joining the Committee will be provided by the Chairperson. Gar Whaley seconded the motion.

Letter to homeowners regarding unapproved work:

Gary Rex made a motion to approve sending a letter to homeowners advising them that the Board has voted to approve an automatic fine of \$500 for any homeowner who performs work to the outside of their home without ALC and Board approval. In addition, this puts the Board of Directors in the position of reviewing an already-completed project and, if the modifications are not within standards, forcing the owner to incur additional expenses to amend the project and to pay fines (up to \$100/day). LisaMarie Cohen seconded the motion. The motion passed unanimously.

Stephen Alport reported that Bernard, the handyman painted all the street signs and will start painting the electric and Comcast boxes.

Stephen Alport reported that the City will soon start paving Palm Trail. He wants to ensure that the pavers at the front of the Community. Gary Rex will contact the City.

TASK FORCE REPORT

No report.

COMMUNICATIONS

Bob Smith gave the report.

COMMUNITY DIRECTORY

The 3rd Quarter Community Directory has been updated and is now online. Thanks goes to Erez Cohen for his help in updating the report.

EMAIL SERVICE

All community email statistics appear to be in line with previous months with no changes in volume or usage.

Three new email accounts have been set up using our domain name "TheEstuaryOnline.com"

1) Senior Security Officer

2) Security Staff

3) Info@TheEstuaryOnline.com to be used for responses from email bulletins and general inquiries

Comcast Billing: Meredith has reported that she has contacted Comcast to renegotiate our contract for services at the gatehouse.

WEBSITE

We have posted the Amended Declarations document online. Thanks go to Meredith for updating the MSWord file.

The documents including the Bylaws are now accessible on the public side of the website to make them available to buyers, realtors, title companies, etc. This will eliminate the requests we have gotten to have management provide the.

New photography for the website has been held up until the landscaping on the barrier strips next to the sidewalk has been installed and matures.

ARCHITECTURAL & LANDSCAPE GUIDELINES

Waiting for updated document from ALC. One approved, document will be formatted, and posted on website and included in the New Owners Guidebook.

WELCOMING COMMITTEE – NEW OWNER’S GUIDEBOOK

Except for the Architectural & Landscape Guidelines section all pages to the book have been updated and printed. Assembly and distribution are pending updating of this document.

SIGNAGE – NORTH GATE

We are proposing a new signage for the north gate that will alert visitors that they have reached an "homeowners entrance" and redirect them to the gatehouse located at 1330 Palm Trail. (see attached)

SECURITY

Bob Smith gave the security report.

- There were two incidents where guards were sleeping on duty. Meredith Rubin reported that the guard from the second incident was ill – and has been spoken to.
- Since Frontline started, we have not received any report regarding the Proxy System. The guards are required to swipe so their patrol activity at the various Estuary locations is logged.
- The Committee is not sure when and if the road captains are patrolling the property.

These issues will be presented to Sandy, the Frontline owner during an upcoming meeting with Chris and the Committee.

There was a discussion regarding changing the exit lock at the pool to a touch pad lock. Victory Access provided a proposal. Meredith Rubin will obtain a proposal from CK Lockshop & Security.

SOCIAL COMMITTEE

Ingrid Hackenbruch gave the report.

The Happy Hour at Che!!! Was a success. 25 residents were there.

There were suggestions for another theme night (such as Paella Night). The Committee will discuss options at a future meeting.

WELCOME COMMITTEE

Ingrid Hackenbruch welcomed Sondra and Paul Vladem to the Community. Sondra was in attendance at the meeting.

OLD BUSINESS

None

NEW BUSINESS

The Board agreed to allow BrightView access before 8am to perform non-noisy work such as weed spraying and frond pick-up.

NEXT MEETING:

The next Board meetings will be:

August 20, 2019, 5:00pm

ADJOURNMENT

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

Meeting was adjourned at 6:42pm.

Respectfully submitted by,
Meredith Rubin, LCAM