



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
8135 Lake Worth Road, Suite B, Lake Worth, FL 33467
(561) 588-7210 Fax: (561) 588-2411 EstuaryMGR@apm247.net
Website: TheEstuaryOnline.com

**BOARD OF DIRECTORS MEETING
Thursday, September 19, 2019
5:00pm**

MINUTES

CALL TO ORDER

President Gary Rex called the meeting to order at 5:00pm 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 4 members present.

MINUTES

LisaMarie Cohen made a motion to approve the minutes of the August 20, 2019 Board meeting. Gar Whaley seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

Dianne Letzelter that the Community was in good shape. Dianne Letzelter reported that the sea wall loans would be paid off in November 2019 and February 2020. She had several questions for the bookkeeper and would address directly with him.

PRESIDENT'S REPORT

Gary Rex reported that he has spoken with the Association attorney who confirmed that the Association dues could be increased to the level needed to operate the Association. He suggested that the Board hold a Budget forum before approving the 2020 Budget.

MANAGER'S REPORT

Delinquency report: *See attached.*

There was a conversation regarding the rust on the buildings that appear to be coming from the balconies. She is investigating options to remove and remediate.

ALC COMMITTEE

Stephen Alport gave the ALC report.

Applications:

- 1551- emergency air conditioner installation
- 1463 – air conditioner installation
- 1409 – tree removal – which interferes with the pool equipment. The City of Delray recommended removing the tree – the homeowner’s have other trees in the rear of their home.

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

- 1423 – fence installation.

This application is on hold as the ALC needs to review the survey with the survey markings that have been uncovered.

Meredith Rubin reported that the mangroves need to be cut more often. The Board asked her to obtain a proposal to increase the cuts.

Unit 1423 – hurricane shutters have not been removed. Meredith Rubin reported that the homeowner promised to remove them by Friday.

There is damage to the sod behind two homes, which was caused by pool cleaners lowering the level of the pools for Dorian. The homeowners will be charged for the sod replacement.

The Arcas are dying faster than anyone anticipated and need to be replaced with another tree or shrub. The ALC is meeting with BrightView for suggestions. This will be discussed further at the Budget meeting.

COMMUNICATIONS

Bob Smith gave the report.

EMAIL BULLETINS

A total of 15 bulletins were sent out in the past 30 days

- 1 notice of Board meeting
- 1 notice of new Estuary address
- 1 Coastal Star notice
- 5 north gate out of operation notices
- 4 Hurricane Dorian notices
- 3 Notes from Neighbors

SIGNAGE – NORTH GATE

New signage for the north gate has been installed.

Still needs to be completed. Add 1300 address plaque to gatehouse.

WEBSITE

New directions to the Estuary page has been added with interactive Google map

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

As previously reported, 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.

SECURITY

Gar Whaley and Bob Smith gave the security report. They suggested hiring guards with a higher pay rate (\$1.00 per hour increase). The Board discussed the increase suggested and will discuss further at the next meeting, once the 2020 budget is reviewed.

Dulce (guard) is going to be replaced. Chris Salamone and the Committee are going to meet with Frontline to discuss the hurricane (post orders not followed) and other open issues.

Gar Whaley is going to speak with Sandra Butler regarding the golf cart not being maintained.

SOCIAL COMMITTEE

No report

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEW BUSINESS

There was a discussion regarding the kayaks that were stored under the pier and not removed in a timely manner before the hurricane; and LisaMarie Cohen had to call each owner to remove their kayaks. Gary Rex suggested that there were two (2) options: (1) no kayaks may be stored at the pier during hurricane season or (2) no kayaks may be stored at the pier. The kayaks must be registered and marked to indicated who they are owned by.

Gary Rex made a motion to allow kayaks to be stored at the pier during non-hurricane season. The kayaks must be registered and must be removed by June 15th of each year. The kayaks must be stored upside down. If they are not removed by June 15th the homeowner will forfeit the right to store a kayak at the pier. Gar Whaley seconded the motion. The motion passed with a vote of 4 yes votes (GR, DL, LMC, SA) and 1 no (GW).

NEXT MEETING:

The next Board meetings will be:

Budget workshop

October 2, 2019 10:30am

Budget forum

October 21, 2019 6pm

Budget meeting

October 28, 2019 5pm

ADJOURNMENT

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

Meeting was adjourned at 7:01pm.

Respectfully submitted by,
Meredith Rubin, LCAM