



**DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.**

c/o Associated Property Management of the Palm Beaches, Inc.  
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**BOARD OF DIRECTORS MEETING  
Thursday, October 28, 2019  
Immediately following Budget Meeting**

**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 21 members present.

**MINUTES**

LisaMarie Cohen made a motion to approve the minutes of the September 19, 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 we are under Budget by \$53,000 and is cautiously optimistic.

**PRESIDENT'S REPORT**

Gary Rex reported he was encouraged by the number of homeowners who attend the Meetings. He appreciates the support on the Budget that was just approved.

**MANAGER'S REPORT**

Meredith Rubin reported that the Annual Meeting will be held on January 22, 2020 at the Delray Beach library.

Landscape Maintenance: *BrightView Landscaping is doing very well. They have done most of the tree trimming and we have received positive feedback.*

Landscape inspections: There are several homes that have dead and dying plants. I would suggest sending another letter this week advising homeowners what their obligations are.

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.

Lighting at fountain: Done

Maintenance: Carlos started three weeks ago. Doing a great job.

Cable boxes and transformers: Carlos is in the process of painting green.

Pier: Carlos will begin cleaning the cables on the pier.

Pier furniture: There are 4 ripped chair seats. The fabric is on order.

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.

Beach: The sea grapes will be hard cut. Once that is done, the ALC would like to obtain proposals to put more sand on the beach and additional plantings, so residents want to use the area.

Fountain: There has been an ongoing problem with overspray which is killing the plants. The pool/fountain vendor can remove the top bowl for a cost not to exceed \$500. The ALC will investigate other options besides chlorine.

Front entrance landscape lights: The ALC obtained a proposal from GPH Electric to install 12 new LED lights on the left and right side of the entrance for a cost of \$2,360.

Steve Alport made a motion to approve the proposal from GPH Electric to install 12 new LED lights on the left and right side of the entrance for a cost of \$2,360. LisaMarie Cohen seconded the motion. The motion passed unanimously.

Pot rules: the ALC presented a draft of the pot rules. Gary Rex suggested sending it to the Community and the rules would be discussed further at the next meeting.

Applications:

- 1340 – landscape installation
- 1340 – widening the driveway
- 826 – new roof

The ALC reported that they had not reviewed the 1340 applications. The Board discussed the driveway application and agreed that in concept, they were against it, but would wait for the ALC to present their vote.

Steve Alport made a motion to approve the ALC application for 826 (as soon as it is signed). Dianne Letzelter seconded the motion. The motion passed unanimously.

Irrigation: Steve Alport reported that BrightView had asked for permission to make irrigation repairs for a cost of up to \$250 without waiting for Board approval. The Board agreed.

## **COMMUNICATIONS**

Bob Smith gave the report.

## **EMAIL BULLETINS**

A total of 11 bulletins were sent out in the past 30 days

- 1 notice of Board meeting
- 1 Notice of Budget workshop meeting
- 1 notice from President (Residents Budget forum)
- 2 Pet owners notice
- 1 Coastal Star notice
- 1 Notice regarding 4<sup>th</sup> quarter community directory
- 4 Notes from Neighbors

## **SIGNAGE – NORTH GATE**

A custom security license plate has been produced for our new patrol cart.

Two new ceramic building plaques will be ordered.

## **WEBSITE**

The 4<sup>th</sup> Quarter Community directory did not require any changes.

## **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 reported that the new golf cart is being detailed by Frontline at no cost to the Community. A new rain cover has been ordered by Frontline.

2 new guards have been interviewed and will be starting this week.

Meredith Rubin reminded the Board that the holiday bonus fund notice should go out. It was suggested that the handyman should receive a bonus from this fund.

## **SOCIAL COMMITTEE**

No report

Ingrid Hackenbruch resigned as chairperson of the Committee. It was suggested that Notes from Neighbors should request volunteers for the Committee.

## **WELCOME COMMITTEE**

No report

## **OLD BUSINESS**

None

## **NEW BUSINESS**

None

**NEXT MEETING:**

The next Board meeting will be:  
November 18, 2019 5pm

**ADJOURNMENT**

**There being no further business, Gar Whaley motioned to adjourn the meeting. Seconded Steve Alport. All in favor.**

Meeting was adjourned at 6:33pm.

Respectfully submitted by,  
Meredith Rubin, LCAM