



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Thursday, November 18, 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 17 members present.

MINUTES

Gar Whaley made a motion to approve the minutes of the October 28, 2019 Board meeting. Dianne Letzelter 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 \$68,000 and is cautiously optimistic because there are bills that have not been received or paid.

PRESIDENT'S REPORT

Gary Rex reported that construction work was continuing on Palm Trail to connect the new drainage pipe. The hope is that the work will alleviate flooding during heavy rains, though it won't stop flooding during the king tides.

Gary Rex also reported that there was a homeowner that had a water main break under his neighbor's front lawn. He wanted to remind everyone that they are responsible for any water main breaks from the meter to the home. FPL does have insurance for these breaks. Gary Rex will send information in Notes to Neighbors.

MANAGER'S REPORT

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

Delinquency report: *See attached. No one is delinquent!*

Landscape Maintenance: *BrightView Landscaping is doing very well. There have been issues with enhancement work for the HOA and for homeowners and the amount of time it takes to do an installation. We have spoken with Will about it on many occasions – and the situation has not gotten better. We are also having a hard time getting proposals when we request them. Homeowners may wish to meet with other landscapers before they decide who to use.*

Landscape inspections: There are several homes that have dead and dying plants. A second letter was sent in October.

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. A survey was prepared.

Maintenance: Carlos is doing a great job.

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

Beach: Carlos and Santos (from BrightView) have done a great job cleaning the beach. The ALC will discuss the beach further. We are waiting for a proposal from BrightView to have the sand blown onto the beach. Will was meeting the proposed vendor at 2pm today.

Pier furniture: There are 4 ripped chair seats. The fabric was delivered, and Carlos will install.

Homeowner leak: A homeowner had a water main break in the front of her neighbors' home – and the tree roots were cut to locate the line. Yellowstone submitted a proposal to do injections on the tree to make sure that the tree is ok.

Lake: The midge treatment was done last week.

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 high tide reaches the top of the berm, almost to the sea grapes. The ALC is investigating the cost to blow sand onto the beach. The estimate is almost 60 cubic yards is needed to replenish to beach at an approximate cost of \$2,500-\$3,500.

Front entrance landscape lights: The Board had approved a proposal to install new landscape lights on each side of the front entrance/exit. The Committee has not approved the fixtures to be installed as they did not like the original sample.

Swales: The ALC feels that the dune sunflowers on the swales look terrible. They suggest removing them and replacing with green island ficus which is already planted on the swales.

Dianne Letzelter made a motion to approve the proposal from BrightView Landscaping to remove the dune sunflowers on the swales and replace with green island ficus at a cost of \$1,932.32. Steve Alport seconded the motion. The motion passed unanimously.

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.

Fountain: Meredith Rubin reported that Brightview Landscaping submitted a proposal to replace the dead plants for \$1,018.50. The Board agreed that the replacements should be done as soon as possible.

There was a discussion regarding the over spray from the fountain. It is not possible to change the fountain to saltwater. The fountain levels have been reduced and the ALC hopes that will help solve the problem of the overspray.

Pot rules: The ALC presented a survey to be sent out to homeowners regarding the pot rules. The survey results will be discussed at the next meeting.

Applications:

- 809 – AC replacement
- 1340 – landscape replacement

Steve Alport made a motion to approve the ALC applications as submitted. Dianne Letzelter seconded the motion. The motion passed unanimously.

COMMUNICATIONS

Bob Smith gave the report.

EMAIL BULLETINS

A total of 15 bulletins were sent the last board meeting:

- 1 Notice of Social Event
- 1 Notice of Budget Meeting
- 1 Notice of Board of Directors meeting
- 1 Notice from President (Approved Budget)
- 3 Property Managers Notices
- 1 Coastal Star Notice
- 7 Notes from Neighbors

Reminder- Holiday Appreciation Fund letter was emailed out on November 28th last year.

Notes from Neighbors – We just added an online posting form to help automate the posting process.

SERVICES DIRECTORY

We are in the process of compiling a services directory from residents' referrals. An online form was emailed to all owners today soliciting referrals. Once all referrals are received, we will organize and post the directory online. Don Uselmann and Betsy Rauch are helping with this project.

SIGNAGE

Building address signs--Waiting for delivery of two new ceramic building plaques for installation

- 1550 for the pool cabana
- 1300 Palm Trail for the gatehouse

Street signs—our handyman Carlos was able to repair and straighten the existing damaged street signs.

We are looking into adding a small 45° bracket under each of the four signs, to prevent future damage from falling branches and heavy palm fronds.

WEBSITE

The 4th Quarter Community directory was updated and posted

ARCHITECTURAL & LANDSCAPE GUIDELINES

We will be conducting an online survey regarding the changes to the ALC Guidelines over the last ten years.

Waiting for final draft to be approved.

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 upgrades are still in process by Frontline.

The 2 new guards have been doing great and homeowners have been giving positive feedback. Dulcie’s position is still being discussed. She has been written up several times.

Meredith Rubin reminded the Board that the holiday bonus fund notice should go out. The Board agreed that a portion of the money collected should be given to the guards and maintenance now, and the rest held for a summer bonus. The Committee will decide what the bonuses should be.

SOCIAL COMMITTEE

Ingrid Hackenbruch reported that the next social event is December 13th on the pier for the boat parade.

Ingrid Hackenbruch reminded the Board that there wasn’t a chair for the Social Committee. After a discussion, Ellen Fernandez volunteered to Chair the Committee.

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEW BUSINESS

Gary Rex reported that the Social Committee supplies, and decorations are being stored in the same room as the maintenance supplies. He would like to investigate purchasing a storage shed to be stored behind the pool. Gar Whaley and Bob Smith will work on this project.

NEXT MEETING:

The next Board meeting will be:

December 16, 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 6:03pm.

Respectfully submitted by,
Meredith Rubin, LCAM