



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Wednesday, March 20, 2019
5:30pm
at Community Pool Cabana**

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 Letzler, Treasurer
LisaMarie Cohen, Secretary
Ellyn Miller, Director

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

There were approximately 16 members present.

MINUTES

Gar Whaley made a motion to approve the minutes of the February 20, 2019 Board meeting. Ellyn Miller seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

Dianne Letzelter reviewed the financials February 2019.

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. One homeowner still owes for the mailbox.*

Painting: *Completed*

Several people have reported that shutters were not replaced. Most of those shutters were rotten and must be replaced.

There are several homes that are missing hardware – working with RCI to have hardware installed. RCI attempting to purchase the hardware.

Landscape Maintenance: *BrightView Landscaping started March 18th. They have inspected property and irrigation.*

Sod destroyed by FPL: Have proposal from Regional for \$495/BrightView \$350. Growing back – BrightView to add dirt. No sod required.

Proposal to remove debris and cut stalks from arecas FPL cut down. \$650. They will remove the stalks that were left. Board approved.

Pool heater: Fan motor must be replaced. Symbiont \$410. Board approved the replacement.

Lake: Aerator was blown when the power went out. Cost to replace \$845. One-year warranty.

Pressure cleaning:

Proposal from Fiddler to clean all common areas: bricks, sidewalks, swales: \$5,735. The Board agreed to discuss this prior to the seal coating of the streets.

56 homeowners have paid for the pressure cleaning. 2 homeowners have had driveways cleaned elsewhere. 46 homeowners still must pay for cleaning.

ALC Homeowner submitted an ALC application which was rejected because it was incomplete. Work performed without approval.

Violations: Two homeowners are ready for the Board to fine. I will submit the information to the Board to fine.

Tree trimming: *Complete*

Arecas: *Complete*

Sod destroyed by FPL: Have proposal from Regional for \$495/BrightView \$350

Delinquency report: *See attached.*

ALC COMMITTEE

August Salvado gave the ALC report.

BrightView Landscaping is reviewing the irrigation system, which has not been properly maintained. They are working to locate all of the valves and will provide us with an irrigation plan. We are looking at options for the fences and what should be done with the areca palms and alternatives for the arecas.

DOCUMENT REVIEW

The Amendment mailing is rescheduled for April 16th.

COMMUNICATIONS

LisaMarie Cohen gave the report.

Three reminders were sent to homeowners regarding the driveway cleaning.

The welcome committee letter is on hold until after the Amendment meeting.

SECURITY

Chris Salamone gave the security report.

Frontline Security started February 1st. We have received positive feedback regarding Alfredo, as supervisor. The Committee is working with Frontline to improve the consistency of the rest of the staff.

Frontline is trying to be more resident friendly. They suggested revising the parking tickets to be more homeowner friendly.

The post orders were updated. Thank you to Bob Smith for typing the new post orders.

ADT: 20% of homeowners have not upgraded their systems.

The Committee suggested sending a letter to homeowners regarding what should and shouldn't be brought to the guards.

Gar Whaley made a motion to approve sending a letter to all homeowners. Ellyn Miller seconded the motion. The motion passed unanimously.

SOCIAL COMMITTEE

Spring Fling: April 5th at the pier.

WELCOME COMMITTEE

No report.

NEW BUSINESS

There was a discussion regarding the application and interview process. The Board agreed that the Documents should be on the website and available to all to review.

A homeowner asked if a guest in her home for 4 months could get a transponder. The Board tabled the discussion until the next meeting.

NEXT MEETING:

The next Board meetings will be:

Amendment Meeting:

April 16, 2019 10:00am

Board meeting immediately following Amendment meeting.

ADJOURNMENT

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

Meeting was adjourned at 6:36pm.

Respectfully submitted by,
Meredith Rubin, LCAM