



**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

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**BOARD OF DIRECTORS  
10.30.20 ZOOM MEETING  
MINUTES**

**Community Board Meeting 10/30/20**

President Gar Whaley called the meeting to order at 10:05 AM

Board members present: Gar Whaley, President, Chris Salamone, Vice President, Dianne Letzelter, Treasurer, Lisamarie Cohen, Secretary, Don Uselmann, Director, Representing (APM) was Meredith Rubin Community Association Manager. Present Committee Chair and Cynthia Brown (ALC).

Also present 15 members from the community.

**Minutes of 10/02/20 meeting approved.**

**Meeting Guidelines**

- Don explained process for resident participation in meeting.

**Treasurer's Report**

- Financials in good shape. \$20K under plan for September and YTD 9/30.
- Will be on plan at EOY
- Reserves ~\$400K and have not been used this year for any projects

**Property Manager's Report**

- \$8K mulch expenditure for front yards approved. Complete by Thanksgiving.
- \$550 approved to pressure clean pier.
- Confirmed reaps have been made on trellis
- Obtaining bids for pressure washing drive-ways, side walks, and curbs.
- Another midge treatment will be done.

**Annual Meeting**

- Scheduled for January 12, 2021 at 5:30 PM
- Proxy must be sent to achieve quorum
- Have 3 board seats to fill (Terms end for President, Treasurer, and Secretary)

**ALC**

- \$100K approved for beautification project is within budget and approved
- Explained competitive bidding process
- Discussion of paver weeds at pool, walkway to pier. Damage near guardhouse.

**Security Committee Update**

- No new incursion incidents. Previous perpetrator apprehended by police.
- Approved \$650 to move control box at rear entrance.
- Approved \$1850 for additional finials pending a second bid from fencing company.
- Need to send guard bonus request to community
- Informed community of new traffic gates coming to Old Palm Grove community.

There being no further business the meeting was adjourned at 11:05 AM  
Respectfully submitted by Don Uselmann, Director



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**2021 Budget Meeting  
10.30.20 ZOOM MEETING  
MINUTES**

**2021 Budget Meeting 10/30/20**

President Gar Whaley called the meeting to order at 11:06 AM

Board members present: Gar Whaley, President, Chris Salamone, Vice President, Dianne Letzelter, Treasurer, Lisamarie Cohen, Secretary, Don Uselmann, Director,  
Representing (APM) was Meredith Rubin Community Association Manager.  
Present Committee Chair and Cynthia Brown (ALC).

Also present 15 members from the community.

**Diane Letzelter explained the process and presented the budget.**

- Primary discussion concerned maintaining current quarterly assessment versus reducing it. It was decided to maintain current fees for Q1 which will allow time to perform and review a new Reserve Study to determine the pace needed to build those reserves and determine and appropriate quarterly fee amount.
- Community members present expressed keeping dues at current level to increase the reserves and enhance the community with one opposition.

the meeting was adjourned at 11:45 AM

Respectfully submitted by Don Uselmann, Director