



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS
COVID 19 ZOOM MEETINGS
MINUTES**

COVID-91 Emergency Board Meeting 10/20/20

President Gar Whaley called the meeting to order at 10:00 AM

Board members present: Gar Whaley, President; Chris Salamone, Vice President; Dianne Letzelter, Treasurer; Lisamarie Cohen, Secretary; Don Uselmann, Director
Representing (APM): Meredith Rubin Community Association Manager
Committee Chairs: Bob Smith, Security and Communications; Cynthia Brown, ALC
Residents: Ellyn Miller, Isabel Salvado, Eric Fernandez, Stephen Alport, Patricia Vanderkast, Wayne Wennick, Sondra Vladem, and someone using U489702

Minutes of 9/4/20 meeting approved.

Palm Beach County and Delray Beach update

- In phase 3. Schools open - reminder to observe school zone speed limits.

Legal Update

- Settlement has been reached, all agreements signed, payment made.

Community Update

- Know Your Neighbors. Have content through December
- Need photo of Simons

Treasurers Report

- \$20,000 under through August. Catch Basin repairs will use \$5,250 of this and there was a question about the legal settlement (Chris reported it paid, but Dianne not aware).

Property Manager's Report

- Tree trimming delayed by weather, new completion target is 10/9.
- Palm Trail flooding: after the \$5,250 expenditure upcoming we will be in compliance with city requirements. Board requested that Meredith gets this in writing so that any future issues are not our responsibility.
- Brightview will be picking up debris and filling in for Javier. They will also be spraying weeds as soon as there is a break in the rain.
- Meredith still working on refunding deposits

Old Business

- Seal Coating - We have paid the deposit. They will be providing a map showing work flow. We will remind residents every month.
- Lending library will open on the 15th (assuming book shelf delivery on the 14th)

New Business

- None

ALC

- Approved additional bamboo for \$1923. Will approve more if needed.
- Working on updating ALC guidelines including reminding residents of the need for enough specifics in applications.
- Carriage lights must be soft white (and must match)
- Lisa Winnick met with City to discuss Palm Trail and George Bush Blvd entrance landscaping. City has already repaired irrigation and will prepare, within 3 weeks, a listing of what other improvements they will make.

Security

- Discussed issue with intruders. Most recent individual was arrested.
- Proposed to relocate some gate equipment which serves as a step-stool for anyone wishing to climb the fence. Cost \$650. Meredith will approach provider and ask that they move it at no cost to us as they should have never placed it in a location that compromised security of the community.
- Bob will investigate finials and similar such deterrents for fence-tops and walls.
- Periodic emails will be sent to residents reminding them to keep their cars locked and requesting they leave their garage lights on from dusk to dawn.
- Approved salary increase for Steve Kanzer.
- New pool gate to be installed ~ 10/16.
- Pool restrooms now have a deadbolt only accessible by security and management.
- New toilet installed in gatehouse. Need to repaint interior.
- Discussion regarding replacing call-box at main entrance (cost \$1291). Further review of other options requested.

Communications

- Community Directory has been updated and posted on the website

Community Comments

- Wayne Wennick expressed concern regarding the paint contractor we utilized for the residence repainting. As the conversation went on it seemed others were having issues with the work quality of this contractor. Meredith will follow up.
- Steve Alport asked about sidewalk cleaning. BOD agreed that we needed to schedule.
- Board will also inform the community that the association will be paying costs of all sidewalks and driveways.

We have scheduled a budget meeting for 10:00 AM Friday October 30th at 10:00 AM

There being no further business the meeting was adjourned.
Respectfully submitted by Don Uselmann, Director