



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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BOARD OF DIRECTORS MEETING

Thursday, September 23, 2021

5:30pm

VIA ZOOM

MINUTES

CALL TO ORDER

President Chris Salamone called the meeting to order at 5:32pm stating there was a quorum.

Board members present:

Chris Salamone, President
Dianne Letzelter, Treasurer
Don Uselmann, Secretary
Cynthia Brown, Director
Steve Alport, Director

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

There were approximately 22 members present.

MINUTES

Don Uselmann made a motion to approve the minutes of the August 26, 2021 ALC Amendment meeting. Cynthia Brown seconded the motion. The motion passed with 4 yes votes (CS, DU, CB, SA) and 1 abstention (DL).

Steve Alport made a motion to approve the minutes of the August 26, 2021 Board meeting. Don Uselmann seconded the motion. The motion passed with 4 yes votes (CS, DU, CB, SA) and 1 abstention (DL).

TREASURER'S REPORT

Dianne Letzelter presented the August 2021 financial statement.

PRESIDENT'S REPORT

Chris Salamone made opening remarks.

MANAGER'S REPORT

Meredith Rubin reported that there have been ongoing issues with BrightView. The Board met with BrightView on September 10, 2021 to discuss these issues and to date none of the issues have been resolved, including hardwood crown reductions, clusia trimming, weed spraying and overcharges.

Meredith Rubin reported that Florida State sent the contract for the guardhouse and pool roofs, which must be signed by the Board.

Meredith Rubin also discussed the insect infestation through-out the Community. BrightView has been informed and we have not received a response, except that certain pest are not in their contract (scale

and white fly). They have not provided a date to treat the aphid and thrips. Matador Pest will treat the property next week.

Finally, Meredith Rubin reported that the Association attorney is sending Yellowstone demand letter to honor their warranty.

ALC COMMITTEE

Julie Hagnauer gave the ALC report.

Julie Hagnauer reported that the following applications were approved by the ALC:

- 1399 AC replacement
- 1564 AC replacement
- 1320 landscape replacement
- 1447 landscape replacement

Son Uselmann made a motion to approve the ALC applications for 1399, 1564, 1320 and 1447. Steve Alport seconded the motion. The motion passed unanimously.

Julie Hagnauer also reported the following ALC applications are in process:

- 1599 pool/spa installation
- 1464 pool installation
- 1405 spa installation
- 1501 spa removal

BrightView submitted a proposal in the amount of \$200 to re-stake 5 clusia trees.

Steve Alport made a motion to approve a proposal from BrightView to re-stake 5 clusia trees in the amount of \$200. The motion passed unanimously.

Julie Hagnauer reported that the ALC unanimously voted to ask the Board to terminate the landscape maintenance contract with BrightView due to the lack of service. The ALC felt that BrightView did not address any of the issues addressed in the September 10th meeting and the prior meetings.

Dianne Letzelter made a motion to terminate BrightView effective October 31, 2021. Cynthia Brown seconded the motion. The motion passed unanimously.

Julie Hagnauer reported that the ALC unanimously voted to ask the Board to enter into a landscape maintenance contract with Xtreme Landscaping. The ALC met with Xtreme and was very impressed with their customer service. The Board members also met with Xtreme and agreed that they were impressed with their proposal and customer service.

Steve Alport made a motion to hire Xtreme Landscaping effective November 1, 2021, pursuant to final contract negotiations and attorney review. Dianne Letzelter seconded the motion. The motion passed unanimously.

COMMUNICATIONS

Bob Smith gave the Communications report.

Bob Smith provided the updated results of the Cable survey. The "Cable" committee (Bob Smith, Don Uselmann, Steve Alport and Erez Cohen) has spoken with AT&T, Comcast and Hotwire and hopes to have more information before the next Board meeting.

SECURITY

Bob Smith gave the security report.

Bob Smith reported that Steve and Emile doing well in new roles. Frontline is searching for a part-time guard.

Bob Smith requested that the Board approve a new policy regarding damage to security gate arms.

DRIVER REPORTING DAMAGE TO SECURITY

A driver of a vehicle who strikes and damages a gate arm, and immediately contacts the on-duty security officer, is liable only for the cost incurred by the Association for the repair of the gate arm. (Minimum charge \$25.)

DRIVER NOT REPORTING DAMAGE TO SECURITY (Hit and Run)

A driver of a vehicle who strikes and damages a gate arm and **fails to contact the on-duty security officer**, is liable for the entire cost incurred by the Association for the repair of the gate arm **plus a fee of \$100**. Homeowners are responsible for the actions of their guest.

Steve Alport made a motion to approve the following policy regarding damage to gate arms.

Don Uselmann seconded the motion. The motion passed unanimously.

Bob Smith reported that the parking signs were installed

Bob Smith also reported that the Association needs additional kayak storage. New applicants are being placed on wait list.

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEXT MEETING:

The next Board meeting will be as follows:

Budget workshop: October 21, 2021 2:00pm via Zoom

Budget meeting: October 28, 2021 5:00om via Zoom

Board meeting: October 28, 2021 immediately following Budget meeting via Zoom

ADJOURNMENT

There being no further business, Steve Alport motioned to adjourn the meeting. Dianne Letzelter seconded. All in favor.

Meeting was adjourned at 6:54pm.

Respectfully submitted by,
Meredith Rubin, LCAM