



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

**BOARD OF DIRECTORS MEETING
Thursday, October 28, 2021
IMMEDIATELY FOLLOWING BUDGET MEETING
VIA ZOOM**

MINUTES

CALL TO ORDER

President Chris Salamone called the meeting to order at 5:19pm 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 16 members present.

MINUTES

Don Uselmann made a motion to approve the minutes of the September 23, 2021 Board meeting. Steve Alport seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

Dianne Letzelter presented the September 2021 financial statement. There are outstanding items that have not been billed and are not reflected in the financials.

PRESIDENT'S REPORT

Chris Salamone made opening remarks.

MANAGER'S REPORT

Meredith Rubin asked the Board what portion of the open BrightView bills did they want to pay. Most of the palms and hardwoods were not trimmed per the 2021 contract extension. The Board agreed that based on the conversation with Michael Flynn and Mike Burak in August they should only pay 30% of the tree trimming bill. The Board would like pictures taken of the trees that weren't trimmed and a report from the Xtreme arborist. Meredith Rubin will schedule a meeting with Mike Burak to discuss the unpaid bills.

Meredith Rubin reported that Xtreme Landscaping will start on November 1, 2021. They will provide an email address for homeowners to use for work orders and private work. The irrigation overhaul will start on November 1st. Mulch will be installed Thanksgiving week.

Finally, Meredith Rubin reported that she has been attempting to get Beautiful Mailboxes to honor their warranty. If they don't honor the warranty she will contact the Association attorney.

ALC COMMITTEE

Julie Hagnauer gave the ALC report.

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

- 1405 spa and landscape installation
- 1405 screen enclosure installation

Steve Alport made a motion to approve the 1405 ALC applications. Cynthia Brown seconded the motion. The motion passed unanimously.

Julie Hagnauer reported that the ALC denied the 1405 front travertine ALC application.

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

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

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) are continuing discussions with Comcast and Hotwire for bulk cable and internet and hope to have more information before the next Board meeting.

SECURITY

Bob Smith gave the security report.

Bob Smith reported the Security Committee is still looking for a replacement guard for the overnight shift. Gatehouse maintenance: Juan has repaired the holes from removing the old ac unit. The gatehouse must be painted.

The gate operator maintenance will be performed.

Signs: The parking signs have all been installed. 25% of the frames are on back order.

The Committee recommends putting a no parking sign near the corner of 1320 where the City of Delray parks to service the lift station. The Committee will discuss this matter further and report to the Board.

The Board approved the sign design as recommended with the request that it be located centered between the driveway and the corner. The sign is to have double arrows.

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEXT MEETING:

The next Board meeting will be as follows:

Board meeting: November 18, 2021 5:30pm 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 6:38pm.

Respectfully submitted by,
Meredith Rubin, LCAM