



**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**

**Tuesday, June 28, 2022**

**VIA ZOOM**

**CALL TO ORDER**

Meeting was called to order by President Chris Salamone at 5:31PM

**Board Members Present:**

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

Representing Associated Property Management of the Palm Beaches, Inc. (APM) was Brian McEntee and Valentina Caro Community Association Manager.

There were approximately 16 members present.

**MINUTES**

Dianne Letzelter made a motion to approve the minutes of the May's Board meeting. Don Uselmann seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT**

- Dianne Letzelter gave a brief discussion on May's financials. She also added the Association could absorb the Comcast expense of around 80K without having to special assess homeowners. This could potentially happen if the Association scales back on landscaping projects.
- Board discussed projects not done on a yearly basis, can be paid out of reserves.
- Dianne Letzelter proposes committees to provide a list of projects still to complete (expense) from the ALC, Security, and Communications.
- Steve Alport stated "It would be necessary to reduce spending in order not to go over this year's budget".
- Brian McEntee stated Association cash position was good through end-of-year.

**PRESIDENT'S REPORT**

- Chris Salamone commented on property values increasing.
- Chris Salamone addressed a situation regarding a resident. The resident who when told the issue with his property was his responsibility, accused the Board of criminal activity, specifically secret meetings instead of accepting responsibility. The only time the Board would meet in private would be to discuss personnel issues. Discussion closed.

**MANAGER'S REPORT**

- Valentina Caro introduced herself as the new property manager.

- Brian McEntee discussed the APM portal (CINC web axis) and how residents would benefit from it in the future. Brian McEntee and board will set up resident training as soon as the integration with the Association website and CINC is completed.
- The BOARD agreed instead of doing community-wide violations by category the property manager would start to do violations by individual property so that an individual homeowner receives all violations for their property at once. Valentina, Bob, and Don to review current compliance letters and upload them to CINC.

#### ALC COMMITTEE

- More brown spots in lawns due to summer heat. Xtreme increased irrigation from 3 to 4 days a week.
- Waiting for stone samples for 833
- Fountain lighting - waiting on one additional bid. Julie will present a proposal at July meeting.
- Lake erosion being caused by some residences with gutters. Owners need to be responsible for remedy. Chris will handle with Valentina.
- The Association will pay the \$175 for the recent cleaning for the French drains along seawall in 1369-1399. The drains have little to no use.

#### COMMUNICATIONS

- Bob Smith gave the Communications report.
- Comcast Free Install offer expires on September 1, 2022. Bob will blast a reminder email to residents.
- Community directory updated.

#### SECURITY

- Bob Smith proposes to change the governing docs on Hurricane Preparedness Plan. To be discussed later.
- Steve Alport made a motion to accept Victory Access Gate Operator Annual Preventative Maintenance Contract in the amount of \$1080, Chris Salamone seconded the motion. **The motion passed unanimously.**
- Second Quarter Bonus Checks were distributed to the Security Staff.

#### WELCOME COMMITTEE

No report

#### NEW BUSINESS

- Fence/Gate issues - will have handyman repair what he can. Property Manager to obtain fence quotes for repairs.
- Tri-county and Valentina Caro to walk property for paving repairs on July 1<sup>st</sup>, 2022. Will provide information once obtained to blast to residents.
- Hybrid system @ pool for BOD meetings. Valentina Caro will send info from another community who has one.
- BUFO toads - Cynthia and Valentina will review and provide additional information for July's meeting.
- HomeServe deferred to July meeting

#### RESIDENT'S FORUM

- Kay started a discussion of dogs and dog poop disposal. We get information about pets from new residents but nothing on an ongoing basis.
- Ingrid had a crab issue and sprinkler issue - both explained to her.
- Steve (SMB) had a problem with Comcast installation service. Still not complete.
- Jeff Winokur asked about a deposit refund.

**NEXT MEETING:**

The next Board meeting will be as follows:

Board meeting: July 26, 2022, at 5:30pm via Zoom.

**ADJOURNMENT**

**Chris Salamone motioned to adjourn the meeting. Dianne Letzelter seconded. All in favor.**

Meeting was adjourned at 8:08pm.

Respectfully submitted by,  
Valentina Caro, LCAM