



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, July 19, 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 Valentina Caro, Community Association Manager.

There were approximately 7 members present.

MINUTES

Steve Alport made a motion to approve the minutes of the June Board meeting. Dianne Letzelter seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

- Dianne Letzelter gave a brief discussion on June's financials. She also added the Association was under budget in the amount of \$28K.
- Board to be cautious on project approvals.
- Dianne Letzelter stated Estuary doesn't have an established reserve procedure (percentage wise). Dianne will reach out to Brian to establish a proper reserve protocol.
- Estuary contributing 90K to reserve funds.
- Association absorbed the complete pressure cleaning project.
- An updated reserve study needs to be done in 2023. Landscaping was not factored in the 2021 reserve study.
- Brian McEntee stated Association cash position was good through end-of-year.

PRESIDENT'S REPORT

MANAGER'S REPORT

- Valentina Caro presented Redline proposal for the removal of bufo toads in the amount of \$400 a month.
 - Steve Alport made a motion to accept Redline proposal for two months only. Redline to re-evaluate in September. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- Valentina Caro presented a resod proposal for north side from Xtreme in the amount of \$598.17

- Steve Alport made a motion to accept the proposal. Dianne Letzelter seconded motion. All in favor. **Motion passed.**
- Valentina Caro presented a Podocarpus proposal from Xtreme in the amount of \$552.55.
 - Steve Alport made a motion to accept the proposal. Cynthia Brown seconded motion. All in favor. **Motion passed.**

ALC COMMITTEE

- 1391 AC replacement
 - Steve Alport made a motion to approve the application. Dianne Letzelter seconded motion. All in favor. **Motion passed.**
- 1568 roof replacement
 - Steve Alport made a motion to approve the application. Chris Salamone seconded motion. All in favor. **Motion passed.**
- 1451 Screen application
 - Cynthia Brown made a motion to approve the application. Dianne Letzelter seconded motion. All in favor. **Motion passed.**
- Valentina Caro to send blast email on left over stone sample at the guard house. Stones/pavers to be removed or it will be thrown out.
- Cynthia Brown made a motion to accept Lighting Experts quote unless Jack's Electric quote is less. (To be paid out of the reserves) Dianne Letzelter seconded motion. All in favor. **Motion passed.**
- Steve Alport made a motion to accept the proposal for the Ficus in the back wall in the amount of \$439.92.
 - Don Uselmann seconded the motion. All in favor. **Motion passed.**
- Association attorney responded to Chris Salamone gutter inquiry. Revision on verbiage is needed.

COMMUNICATIONS

- Bob Smith gave the Communications report.
- Wi-Fi router still on backorder.
- New committee has been established to help with the hybrid meetings research. Bob Smith is requesting a \$500 max allowance in case companies require a fee to meet.
 - Steve Alport made a motion to accept the \$500 max allowance. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- Street Signs were updated.

SECURITY

- New hire to replace Bernie.
- Shekinah is the new guard. Schedule is 3:00pm to 11:00 pm Saturday to Tuesday.
- Golf cart is currently broken.

WELCOME COMMITTEE

No report

NEW BUSINESS

RESIDENT'S FORUM

Resident expressed concerns on the ALC application process.

NEXT MEETING:

The next Board meeting will be as follows:

Board meeting: August 23, 2022, at 5:30pm via Zoom.

ADJOURNMENT

Steve Alport motioned to adjourn the meeting. Don Uselmann seconded. All in favor.

Meeting was adjourned at 8:09pm.

Respectfully submitted by,
Valentina Caro, LCAM