



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Tuesday, August 23, 2022
VIA ZOOM**

CALL TO ORDER

Meeting was called to order by President Chris Salamone at 5:33PM

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 17 members present.

MINUTES

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

TREASURER'S REPORT

- Dianne Letzelter gave a brief discussion on July's financials. She also added the Association was under budget in the amount of \$3K.
- Comcast will be added as a separate line item in 2023 Budget.
- Steve Alport proposed to arrange a committee to identify reserve opportunities.
- Excess seawall funds were allocated to landscaping expense.

PRESIDENT'S REPORT

MANAGER'S REPORT

- Valentina Caro gave a brief managerial report.
- Tree trimming started on August 22nd and will take until Friday, August 26th to complete. Residents should inform property manager if anything is missed.
- Next Palm Trimming date TBD. Per contract second trim is scheduled for November. Xtreme is behind schedule. Chris and Cynthia will review with Bryan(from Xtreme) on when the next trim should be scheduled for.

ALC COMMITTEE

- 817 Gutter Application
 - Steve Alport made a motion to approve the application. Cynthia Brown seconded motion. All in favor.
Motion passed.

- 833 Front Landscape Application
 - Steve Alport made a motion to approve the application. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- 1505 Rear Landscape Application
 - Steve Alport made a motion to approve the application. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- 1423,1328,1332 & 401 Ratified Applications
 - Don Uselmann made a motion to the ratified applications. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- 1459 Pending
 - Don Uselmann made a motion to approve the application. Dianne Letzelter seconded motion. All in favor. **Motion passed.**
- Board to receive complete applications after approved or denied by the ALC committee.
- Steve Alport made a motion to accept Lighting Experts Superior for landscape lighting at the fountain in the amount of \$5,631.00 (To be paid out of the reserves) Dianne Letzelter seconded motion. All in favor. **Motion passed.**
- Rob Walker approved as new member of the ALC committee.

COMMUNICATIONS

- Bob Smith gave the Communications report.
- Wi-Fi router will be installed on August 29th.

SECURITY

- Discussed Steve Kantor departure. Gave a brief status on the security guards.
- Emile is on trial as Senior Security Officer.
- Bob discussed back gate tailgating issue and presented a bid from Victory Access from \$8-10K. Put on hold for now.
- Computer cabinets installed at gatehouse.
- Voicemail at guardhouse is working.

WELCOME COMMITTEE

- No Report

NEW BUSINESS

RESIDENT'S FORUM

NEXT MEETING:

The next Board meeting will be as follows:

Board meeting: September 29, 2022, at 5:30pm via Zoom.

ADJOURNMENT

Steve Alport motioned to adjourn the meeting. Cynthia Brown seconded. All in favor.

Meeting was adjourned at 6:56pm.

Respectfully submitted by,

Valentina Caro, LCAM