



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 29, 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 18 members present.

MINUTES

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

TREASURER'S REPORT

- Dianne Letzelter gave a brief discussion on August's financials.
- The reserve account is stable.
- Lightly discussed on the budget. Dianne and Valentina to go over the budget together.
- Budget workshop scheduled for October 17th at 5:00 pm.

PRESIDENT'S REPORT

MANAGER'S REPORT

- Valentina Caro gave a brief managerial report.
- Valentina Caro presented the following proposals:
 - Iguana Control yearly contract in the amount of \$2,800
 - Steve Alport made a motion to accept the proposal in the amount of \$2,800. Dianne Letzelter seconded the motion. All in favor. **Motion passed.**
 - Xtreme – Labor Enhancement – Irrigation Proposal in the amount of \$966.78. Valentina will confirm with Xtreme on the price and try to obtain a lower price.
 - Cynthia Brown made a motion to accept the proposal not to exceed the amount of \$966.78. Don Uselmann seconded the motion. All in favor. **Motion passed.**
 - Xtreme – Dead Palm Tree Removal in the amount of \$550.

- Steve Alport made a motion to accept the proposal in the amount of \$550. Dianne Letzelter seconded the motion. All in favor. **Motion passed.**
- Xtreme – Mulch Proposal came at \$25,477.50. Valentina to obtain two other proposals.
 - Dianne Letzelter made a motion to approve mulch proposal up to \$14K, not to exceed that number. Steve Alport seconded the motion. All in favor. **Motion passed.**

ALC COMMITTEE

- 1487 Rear Landscape Application
 - Don Uselmann made a motion to approve the application. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- 1535-1539 Rock Replacement Application
 - Don Uselmann made a motion to approve the application. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- 1579 Roof Application
 - Don Uselmann made a motion to approve the application. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- 1599 French Door Ratified Applications
 - Steve Alport made a motion to the ratified applications. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- 1405 Pending
 - Homeowner to present landscape modification to the alc committee.
- 1564 Pending
- Cynthia Brown proposes to table ALC guideline change.
- Cynthia Brown made a motion to accept Sunniland proposal to replace the two stolen chair and two stolen benches in the amount of \$1200. Steve Alport seconded the motion. All in favor. **Motion passed.**
- Cynthia Brown stated the projected landscaping project is around \$46K.

COMMUNICATIONS

- Bob Smith presented a proposal to start doing hybrid meetings in the amount of 8K-10K.
 - Steve Alport made a motion to move forward with an allowance up to \$10K for communications. Don Uselmann seconded the motion. All in favor. **Motion passed.**
- 4th quarter directory will be out on October 1st.
- 7 Hurricane Ian notifications were sent out

SECURITY

- No damage was caused by Hurricane Ian
- Emile was promoted to Senior Security Officer.
- Security Staff bonus checks will be distributed at the end of the week.

WELCOME COMMITTEE

- No Report

NEW BUSINESS

RESIDENT'S FORUM

NEXT MEETING:

The next Board meeting will be as follows:

Board meeting: October 19, 2022, at 5:00pm via Zoom.

Budget workshop: October 17, 2022, at 5:00pm via Zoom.

ADJOURNMENT

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

Meeting was adjourned at 8:00pm.

Respectfully submitted by,

Valentina Caro, LCAM