



**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 19, 2022  
VIA ZOOM**

**CALL TO ORDER**

Meeting was called to order by President Chris Salamone at 5:03PM

**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 11 members present.

**MINUTES**

Cynthia Brown made a motion to approve the minutes of the October Board meeting. Dianne Letzelter seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT**

- Dianne Letzelter gave a brief discussion on October's financials.
- The reserve account is stable. (540K)
- Under budget

**PRESIDENT'S REPORT**

**MANAGER'S REPORT**

- Valentina Caro gave a brief managerial report.
- Stephen Alport made a motion to accept Kingsley proposal at \$17,500.00 as it subject to Coastal mulch. Cynthia seconded motion. All in favor. **Motion passed.**
- Property manager to send e-mail to community regarding deadline December 1<sup>st</sup>.

**ALC COMMITTEE**

- 1405 Trellis Application
  - ALC Committee and homeowner came to an agreement to have the trellis lowered to 18 inches.
- 1564 –Planter Box
  - ALC Committee Recommends wall being lowered by 3 rows.

- Bleeding heart-vine to be drooped over
- Steve Alport wants in minutes- Board did not approve application as is.
- Don Uselmann makes motion to have the wall lowered by two rows and have APM cover the coast of removing and materials. Cynthia Brown seconded the motion. **Motion passed.**
- 801 - Fence/ Turf tubing – pending
- 1409/1415- Landscaping Application
  - Steve Alport made a motion to approve the application. Dianne Letzelter seconded the motion. All in favor. **Motion passed.**
- 1539 Patio Application
  - Don Uselmann made a motion to approve the application, Steve Alport seconded the motion. All in favor. **Motion passed.**
- 1587 AC Application
  - Steve Alport made a motion to approve the application. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- Property manager to e-mail homeowners’ new ALC policy. ALC application are to be submitted 2 weeks before next BOD meeting to be approved.

## COMMUNICATIONS

- Teleconferencing system at pool – Update
- In the process of working up preliminary drawings of the pool cabana wall
- Looking at:
  - Removing bulletin board, and drinking fountain
  - Will relocate pool sign and fire extinguisher
  - Will add some type of cabinetry to house the AV equipment
  - Will incorporate possible small refrigerator/ice maker/ sink
  - Need to conceal all wiring.
  - 65-inch Monitor/Smart TV

## SECURITY

- New Officer – Christelle Gervais
- Patrol Cart – Update
  - We have temporally replaced the 4-seater cart with a 2-seater loaner
  - Has Lithium batteries but no built-in charger or weather cover
  - This cart has operated with no breakdowns so far.
  - Looking at two options
  - Leasing similar used cart for \$300 per month (\$3,600 per year)
  - We would need to purchase cover and replace tires
- Purchasing similar new cart for approximately \$14,000
- All new with warrantee
- Weather cover included
- Built in charger included
- Will have final recommendation at next BOD meeting
- Staff Retention Bonus – Update
  - All 3rd quarter bonus checks were issued last week of September
- Surveillance System – Update
  - Met with TechPro to review preliminary proposal
  - Need to finalize the number of additional cameras required.
  - May be able to make a recommendation to the board at the next board meeting.

### **HOLIDAY DECORATION COMMITTEE**

- Front Entrance Tree Lighting
- Replacement tree lighting has been installed on the 3 Royal Palms and 4 Robellinis.
- Need to remind Xtreme to replace broken light and outlet
- Installation of all holiday decorating is scheduled for Thanksgiving weekend.

### **WELCOME COMMITTEE**

- No Report

### **NEW BUSINESS**

- 5-year plan- Potential small committee
- Vendor Accountability

### **RESIDENT'S FORUM**

#### **NEXT MEETING:**

The next Board meeting will be as follows:

Budget meeting: November 15, 2022, at 4:30pm via Zoom.

Board meeting: November 15, 2022, at 5:00pm via Zoom.

#### **ADJOURNMENT**

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

Meeting was adjourned at 6:45pm.

Respectfully submitted by,

Valentina Caro, LCAM