



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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BOARD OF DIRECTORS MEETING

Monday, December 12, 2022

VIA ZOOM

CALL TO ORDER

Meeting was called to order by President Chris Salamone at 4:02PM

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 29 members present.

MINUTES

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

TREASURER'S REPORT

- Dianne Letzelter provided a brief discussion on November's financials.
- Financials remain \$15K under budget.
- Currently \$500K in the reserves.
- Valentina Caro to contact bank regarding an interest-bearing account.

PRESIDENT'S REPORT

MANAGER'S REPORT

- Valentina Caro gave a brief managerial report and presented the following:
- Steve Alport made a motion to accept Xtreme Valve repair in the amount of \$1,190.76. Cynthia Brown seconded motion. All in favor. **Motion passed.**
- Cynthia Brown made a motion for Xtreme to have up-to \$1500 in monthly allowance for repairs with the property manager and Cynthia Brown approval. Chris Salamone seconded the motion. All in favor. **Motion passed.**
- Steve Alport made a tentative motion to add **New Owner Contribution fee** in the amount of \$2K. Dianne Letzelter seconded the motion. **Motion passed.**

ALC COMMITTEE

- 1564 –Planter Box Application
 - ALC Committee recommends additional Bleeding Heart Vine to each planter box for a total of 6.
 - Done Uselmann made a motion to approve the application with recommendations of the ALC committee. Cynthia Brown seconded the motion. **Motion passed.**
- 1345 – Outside Kitchen Application
 - Steve Alport made a motion to approve the application. Don Uselmann seconded the motion. All in favor. **Motion carried.**
- 821- Tree removal - pending
 - Pending permit
- 819 Roof Application
 - Steve Alport made a motion to approve the application. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- 803 AC Application
 - Steve Alport made a motion to approve the application. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- Don Uselmann made a motion to accept the Paving Lady proposal in the amount of \$2,640 to shorten the F-Curb. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- Steve Alport made a motion to accept Xtreme roundabout enhancement proposal for an extra \$1,354.63. Don Uselmann seconded the motion. All in favor. **Motion passed.**
- Valentina will ask Xtreme to give an expert opinion on whether the downspouts are needed and where they should go

COMMUNICATIONS

- Bob Smith reported that the First Quarter Community Directory for 2023 will be published on January 1 and requested that all residents review their listings and report any changes to the Communications Committee.
- All Committee Chairs should review their committee member listing and inform Bob of any changes so the website can be updated

SECURITY

Committee Chair Bob Smith reported the following:

- All kayak owners should renew their registration before January 1.
- There is still time to contribute to the Holiday Appreciation Fund.
- Hurricane Warning Rule in HOA document should be on agenda for next annual meeting
- Contract for Frontline Security was presented for renewal.
 - Steve Alport made a motion to approve Frontline updated contract for \$196,108. Don Uselmann seconded the motion. All in favor. Motion carried.
- The purchase of a new patrol cart was reviewed.
 - Steve Alport made a motion to accept Sunshine Golf Cart proposal in the amount of \$14,250. Dianne Letzelter seconded the motion. All in favor. Motion carried.
- The Surveillance Upgrade Proposal, as presented at the November board meeting, was reviewed
 - Cynthia Brown made a motion to accept TechPro proposal for new security system in the amount of \$30,726.06. Dianne Letzelter seconded the motion. All in favor. Motion

HOLIDAY DECORATING COMMITTEE

- Decorations installed on Saturday, Nov. 19
- Blue and white lights at the fountain will be put in after the curb repair work is completed.
- Will be removed on Saturday Jan 7.
- Committee members:
 - Don and Debbie Uselmann
 - Steve Alport
 - Patty Vanderkwast
 - Jeanie Cohen
 - Barbara Conahan

WELCOME COMMITTEE

- No Report

NEW BUSINESS

RESIDENT'S FORUM

NEXT MEETING:

The next Board meeting will be as follows:

Annual meeting: January 10, 2022, at 5:30pm at the Delray Beach Public Library.

ADJOURNMENT

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

Meeting was adjourned at 5:45pm.

Respectfully submitted by,

Valentina Caro, LCAM