



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

C/O Capital Realty Advisors, Inc.
600 Sandtree Drive, Suite 109, Palm Beach Gardens, FL 33403
(561) 624-5888 Fax (561) 624-5827 email: PMDEstuary@cra.email
Website: TheEstuaryOnline.com

BOARD OF DIRECTORS MEETING

Thursday, March 2, 2017 7:00 pm
At Community Pool Cabana

MINUTES

CALL TO ORDER

President Jeff Steiner called the meeting to order at 7:01 pm stating there was quorum.

Board members present: Bob Smith, VP James Winn, Treasurer; Gary Rex, Secretary and Director Patricia Vanderkwast. Representing Capital Realty Advisors, Inc. (CRA) was Gabriel Lazaro, LCAM, Community Association Manager.

8 Homeowners were present

TREASURER'S REPORT

James Winn presented his report to the board and went into detail on the amount of money spent the month of February as well as past due accounts.

MANAGER'S REPORT

Tabled

COMMITTEE REPORTS

ALC COMMITTEE

Cynthia Brown, Chair, went over ALC applications received for consideration.

ALC1409-2017-01-26 (1) Winokur AC Installation **Approved**

ALC1527-2017-01-26 (1) Cali Brick retaining wall **Approved**

Vice President, Bob Smith presented the door handle replacement and door staining program developed by the committee. Two options were presented to the membership. Option one is to replace the existing handle hardware with the exact match made by Kwickset, Chelsea Exterior only, existing interior hardware can be utilized. The color is antique nickel and can be purchased by special order for approximately \$102. Option 2 is a dark bronze lockset made by Baldwin. The Baldwin model is Pistoria exterior and interior set. The color is Venetian Bronze and it is currently available for purchase at Lowes or it can be special ordered at Home Depot for approximately \$179. If an owner wishes to replace the door hardware with a style or design different than the two approved options then an ALC application must be submitted prior to installation including a photo or

illustration of the proposed hardware including color. The doors stain specs are on the association website and the stain is available for purchase at Home Depot for approximately \$3.50. Owner participation in the program is voluntary. Owners who have previously replaced hardware would be grandfathered even though the hardware may not match the proposed handles. Residents were advised that door colors may not be changed. Questions from the residents attending the meeting were answered in detail.

Gary motioned for the approval of the program under the stipulation that if owners wanted to install any other style or brand other than the two approved options, that an ALC application must be submitted.-Seconded by James. All in favor. Motion Passed.

COMMUNICATION COMMITTEE

Bob Smith, Chairman went over the number of residents enrolled in the community's email system, the number of email bulletins sent since the last board meeting as well as the number of visitors that have viewed the community website. The upgraded welcome sign at the guard house has been recently installed.

SECURITY COMMITTEE

Joe Hurtuk, Chairman discussed the need for additional surveillance cameras in the community and introduced presenter Tad Lamb with Covert Security. Tad went over the community's options and answered questions from both the homeowners and board members.

REVIEW COMMITTEE

Nothing to report.

SOCIAL COMMITTEE

Ingrid Hackenbruch, Chairperson discussed the success of the Valentine's Day Party and their next event scheduled for March 31st.

WELCOMING COMMITTEE

Ingrid Hackenbruch, Chairperson announced the names of new unit owners in the community that they have welcomed and also welcomed new residents that were present at the meeting.

OLD BUSINESS

Tabled

NEW BUSINESS

Tabled

RESIDENTS FORUM

Questions from the homeowners were answered by the board.

ADJOURNMENT

There being no further business, **Jeff motioned to adjourn the meeting. Seconded by James. All in favor.**

Meeting was adjourned at 9:04pm

Respectfully submitted by,
Gabriel Lazaro, LCAM