



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

**Thursday, April 6, 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: Jeff Steiner, President, 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.

6 Homeowners were present

SECRETARY'S REPORT

Minutes from the January 5 and March 2, 2017 board meeting were presented to the board for approval.

J.L. made a motion to accept the minutes as presented. Seconded by Gary. All in favor. Motion passed.

PRESIDENT'S REMARKS

Jeff stated that there is \$9,670.57 left in seawall reserve GL number 5035 that should have been used to cover landscape expenses attributed to the seawall rehab project in 2016. Jeff stated that he would like to move the \$9,670.57 to GL 7684 to cover a Majestic Landscape expense totaling \$9,887 and that he wanted it to reflect in the 2016 audit currently being prepared.

Gary motioned to approve the entry per Jeff's recommendation. Seconded by Patty. All in favor. Motion passed.

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. Overage of \$1,190 for the month is due to an incurred storm cleanup charge as well as the payment of \$900 to Biscot Electric for the down payment of LED landscape light installation at the front entrance of the community. Overage of \$3,521.15 reflects two interest payments totaling \$5,154.48 made towards both of the association loans related to the Seawall Project. Overage of \$4,479.45 is due to payment of January security services as well as February security service through February 19th.

MANAGER'S REPORT

Presented to the board in a spreadsheet included in their board meeting packet.

COMMITTEE REPORTS

ALC COMMITTEE

Patty Vanderkwast was confirmed as a member of the ALC Committee by all board members in attendance.

Patty Vanderkwast made the following report in Cynthia Brown's absence:

ALC applications received for consideration.

ALC1576-2017-01-30 (1) Sparby Gutter Installation **Approved**
ALC1369-2017-01-12 (1) Baker Landscape Install **Approved**
ALC1471-2017-03-02 (1) Anderson Landscape Install **Approved**
With the stipulation that the homeowner is responsible for the trimming of the 3 eugenia topiaries and 3 eugenia balls

Jeff motioned to approve the ALC applications per the ALC Committee's recommendations. Seconded by Bob. All in favor. Motion passed.

Patty also reviewed the report submitted by Cynthia Brown on the condition of the paint on all buildings. In the report a representative from Sherwin Williams reviewed the condition of our paint and stated that there was no reason to paint the buildings for at least another year. **Jeff asked that any further discussion of building painting be tabled until the next board meeting in June.**

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.

SECURITY COMMITTEE

Joe Hurtuk, Chairman went over his report and provided the following information. 1350 visitor passes have been issued, 619 contractor passes, 332 roving patrols performed so far this year, 26 security supervisor visits to date, 3 police visits, 1 EMT visit, 2 emergency vehicles, and 11 garage doors were left open this month. Joe also stated that he was stepping down as chairperson and that he wanted Patty to take over.

Gary motioned to approve Patty as the new Security Committee Chairperson. Seconded by Jeff. All in favor. Motion passed.

Patty discussed the committee's meeting with security supervisor, Dennis Reilly in order to go over the deficiencies encountered with the security company to date and the step he's taking to attempt to remedy the issues. Patty also requested proposals for new security companies for the committee's review.

Gary motioned to allow the security committee to look into possible candidates for new security companies as well as new procedures to add to the current post orders. Seconded by Jeff. All in favor. Motion passed.

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. Ingrid stated that she was stepping down as Social Committee chairperson. She introduced the new candidate for chairperson, Jeanette Sandri.

Bob motioned to approve Jeanette as the new committee chairperson. Seconded by Gary. All in favor. Motion passed.

WELCOMING COMMITTEE

Ingrid Hackenbruch, Chairperson announced the names of new unit owners in the community that they have welcomed and also stated that she was stepping down as Welcoming Chairperson. She recommended that Ellyn Miller replace her as committee chair. **Bob motioned to approve Ellyn Miller as the new Welcoming Committee chairperson. Seconded by Gary. All in favor. Motion passed.**

OLD BUSINESS

Proposals for new lake aerators were reviewed by the board.

Bob motioned to approve Superior Waterways in the amount of \$6,465. Seconded by J.L. All in favor. Motion passed.

Tree trimming proposals were reviewed by the board.

J.L. motions that Only Trees trim all of the trees in the community for less than \$13,000. Seconded by Bob Smith. All in favor. Motion passed.

Pressure washing of roofs was tabled. Pressure washing of curbs and gutters around the main entry and gatehouse was tabled until construction of the new home on Palm Trail is completed.

Sod replacement proposals were reviewed by the board.

Jeff motioned to approve a sod install amount of .38 cents per square foot if Williams Sod can match Odums' Sod price. Seconded by J.L. All in favor. Motion passed.

Brick paver install proposals were reviewed by the board.

Gary motioned to approve Josafa Xavier's proposal in the amount of \$16,500. Seconded by J.L. All in favor. Motion passed.

Proposals to remedy the city code violation regarding the perimeter walls and sidewalk that runs alongside the wall were reviewed by the board.

Jeff motioned to approve Majestic Landscaping's proposal for egg rock installation along the east and west wall where no plants will grow as well as the installation of plants along the sidewalk running north and south in the amount of \$4,505.50. Seconded by Gary. All in favor. Motion passed.

Jeff motioned to approve Josafa Xavier's proposal in the amount of \$3,360 for the inside and outside painting of the perimeter wall with the exception of the back of buildings 1, 12, 13, 14 and 15. Seconded by Patty. All in favor. Motion passed.

NEW BUSINESS

A proposal for the installation of two new ceiling fans in the pool house was reviewed by the board.

Jeff motioned to approve Josafa Xavier's proposal in the amount of \$550. Seconded by Gary. All in favor. Motion passed.

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 8:14pm

Respectfully submitted by,
Gabriel Lazaro, LCAM

The Delray Estuary Action List

Category	Action Item	Notes on Status	Expected Completion Time/Responsibility	Date Completed
Violation 11/7/16	City Violation 11/16	Proposal submitted by Majestic to install stone and remove dead plant material.	Proposal approved at April board meeting. Majestic scheduled to install rock June 5	Anticipated completion date of 6/9/17
Pool House 11/14/16	Replace storage room doors	Josafa providing proposal for replacement	Waiting for proposal. Will be sent to board upon receipt.	TBD
Lakes 12/1/16	Lake Aerators	Proposal received from Gulf Coast. Waiting on additional proposal from Superior Waterways	Proposals received. Will be presented at April 6 meeting. Work performed by Superior Waterways.	Done
Lights 1/16/17	Flood lights at pool	LED Flood lights received. Waiting for install date from Josafa	Manager expects them to be installed on or before March 31st	Done
Sod 3/9/17	Replacement of communities sod	Install date pending	Proposal approved. Possible install date close to the end of June depending on how fast grass is killed off. Sod being installed by Odum's Sod.	End of June 2017
Roofs 3/2/17	Cleaning of communities roofs	On hold until further notice	On hold per board until further notice	4/5/17
Trees 3/21/17	Trimming of community palm trees	In process of obtaining proposals	Proposals received. Will be presented at April 6 meeting.	Done
Gutters 3/29/17	Install gutters rear of pool house	In process of obtaining proposals	In process of obtaining proposals	Proposal requested from Josafa.
Utility Boxes 5/31/17	Paint FPL/Comcast boxes	In process of obtaining proposals	In process of obtaining proposals	TBD
Pool House Ceiling Fans 3/9/17	Replace ceiling fans at pool house	Proposal presented and approved at April board meeting	To be completed by end of May. Work done by Josafa.	Done
Pavers 3/29/17	Replace grass areas around mailboxes with pavers	Proposal from Topline Painting approved at April board meeting	Project has begun. Josafa expecting additional pavers to be delivered June 6. Josafa performing work.	TBD
Pool Column Trim	Replace pool column trim with concrete	In process of obtaining proposals	Proposals will be presented to board upon receipt	TBD
Trimming of palms behind garden homes	Clean up and trim palms behind garden units	In process of obtaining proposal from Majestic	Proposal will be presented to board upon receipt	TBD
Replace landscaping on either side of main entrance	Replace landscaping at main entrance	In process of obtaining proposal from Majestic	Proposal will be presented to board upon receipt	TBD

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