



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 11, 2017 7:00 pm
At Community Pool Cabana

MINUTES

CALL TO ORDER

Vice President Bob Smith called the meeting to order at 7:00pm stating there was quorum. Bob stated Jeff Steiner resigned from the Board effective Saturday December 9, 2017. As VP, Bob is assuming the President role.

Board members present: James Winn, Treasurer; Bob Smith, VP; Gary Rex, Secretary; Patricia Vanderkwast, Director. Board members absent: none.

Representing Associated Property Management of the Palm Beaches, Inc. (APM) was Brian McEntee, LCAM, filling in for Meredith Rubin Community Association Manager.

SECRETARY'S REPORT

Minutes from the November 9, 2017 board meeting were presented to the board for approval.

Bob Smith made a motion to accept the minutes as amended. Seconded by James. All in favor.

Motion passed. Changes – added “Secretary” after Gary Rex under Board members Present, removed “Secretary and” under Board members absent. Managers report is missing from the minutes, APM will obtain a copy from CRA. Under Social Committee removed “October” and added “December”.

PRESIDENT'S REMARKS

Bob stated the sod project is coming to an end. Only a couple areas left to complete. All mulch is down. Bob introduced Brian McEntee as President of APM. Brian spoke briefly about APM, the company overview, and the excitement of having the opportunity to manage Delray Estuary.

TREASURER'S REPORT

JL went over the overages in October due to the November financials not yet completed due to the transition from CRA to APM. APM plans on having completed by weeks end. Overages related to A/C, landscape cleanup, fertilization, security and water (due to new sod placement). Year to date the is a \$17,000 surplus.

MANAGER'S REPORT

Brian read the report provided by Meredith Rubin. Meredith has been onsite a minimum of twice per week working with Board members, committees, and vendors. Records are still being received from CRA which APM will be reviewing. Full report attached.

COMMITTEE REPORTS

ALC COMMITTEE

- **New ALC applications signed by Bob at the meeting include:**
 - **1328 & 1324– installation of new plants as a shared expense for front of properties.**
 - **1447 – Re-Roof.**
 - **811 – Re-Roof.**
 - **1435 – Replace French door units on 3rd floor.**
 - **1551 – Re-Roof.**

- **Committee asked to add Ronnie Gouz as a member. Board voted all in favor.**

- **Gary made a motion to have ALC Committee create RFP to remove Arica Palms relating to the ongoing project. Patricia seconded, all in favor.**

- **ALC Committee stated they would like to create a “Pier” committee. During discussion, eight members offered their desire to join. Names will be forthcoming with Chairperson.**

- **Discussion took place on hiring a handyman four hours a day, five days a week. APM has already provided a proposal. Board will discuss and consider.**

- **Patricia motioned to accept the committee’s report as presented. Gary seconded the motion. All in favor.**

COMMUNICATION COMMITTEE

Bob asked owners to review what is online for verification relating to the directory. Check phone numbers as the new directory will be created in early January and would like it to be as accurate as possible. New owners specifically need to fill out the New Owner Contact Form.

During November:

- 159 email addresses are set up.
- 19 Bulletins were sent out.
- 158 Unique visitors.
- 1,321 page views.

Capsure was changed to Dwelling Live. An email will be sent out to register.

SECURITY COMMITTEE

Patricia stated a letter was sent to owners asking if they wanted to donate money to the guards for the holidays. To date, 17 owners have contributed.

The guards have been trained on the new Dwelling Live system.

REVIEW COMMITTEE

Nothing to report.

SOCIAL COMMITTEE

Bob stated the next event is December 15th at the pool. This is the annual holiday party for the community.

WELCOMING COMMITTEE

Nothing to report.

OLD BUSINESS

Patio Furniture for the deck – discussion took place under the ALC Committee regarding the patio furniture. ALC will provide recommendation for what is needed.

NEW BUSINESS

- Replace two doors at the pool with fiberglass doors and install a gutter/downspout – Coastwise Construction proposal, motion to accept by Gary if hardware can be included, seconded by James, all in favor. \$1,900
- Pressure Clean pavers, streets/swales – Fiddler Roof Cleaning, motion by Patricia to accept proposal to clean pavers, swales and curbs, seconded by Bob, all in favor. \$5,535. Meredith to assess condition of driveways and walkways which are the owners responsibility. Fiddler provided a price of \$40 per unit. Letters will be sent to owners who must have their driveway and or walkway cleaned with option to use Fiddler.
- Pressure clean and paint roofs – Tabled.
- Remove Iguanas – Critter Call, motion by Gary to accept proposal to Trap plus repellent option, seconded by James, all in favor. \$1,495
- Reduce the cul-de-sacs – Tabled
- Rear gate island – Tabled
- Tree Trimming – Motion by James to accept Asham proposal with conditions. Regular palms will be trimmed twice per year, Coconut palms trimmed four times per year, Hardwoods and Arica Palms trimmed once per year. Just Palms now will cost approximately \$12,700.

Next Meeting will be January 11, 2018.

RESIDENTS FORUM

Questions from the homeowners were answered by the board. Owners feeding cats was a main point of discussion. Owners have been asked repeatedly NOT to feed the cats. Racoons are also a problem in the community. Options will be discussed to get resolved.

ADJOURNMENT

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

Meeting was adjourned at 9:03pm.

Respectfully submitted by,
Brian McEntee, LCAM