



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Monday, February 13, 2023
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 18 members present.

MINUTES

Steve Alport made a motion to approve the minutes of the January's Board meeting. Cynthia Brown seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

An error occurred at the organizational meeting when Don motioned to nominate Cynthia Brown as VP instead of Steve Alport. Upon further discussion, Chris Salamone motioned to have the subject tabled until he's able to consult it with legal counsel.

TREASURER'S REPORT

- Dianne Letzelter provided a brief discussion on January's financials.
 - An updated was provided on the Merrill Lynch account. Account is in the process of being opened, process takes about 2-3 weeks.

MANAGER'S REPORT

- Don Uselmann made a motion to accept the phantasma proposal contingent on verifying the number of applications. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- Dianne Letzelter motion to reduce Bourland fine to \$500. Steve Alport seconded the motion. All in favor. **Motion passed.**

ALC COMMITTEE

Approvals

- 1509 –Roof Application

- Don Uselmann made a motion to approve all the roofs application. Cynthia Brown seconded the motion. **Motion passed.**

Pending

- 1556 - Landscape application
 - Waiting for further documentation
- 1463 – Landscape Application
 - Waiting for further documentation

Ratify

- 1399 –A/C Application
 - Don Uselmann made a motion to ratify the a/c application. Dianne Letzelter seconded the motion. All in favor. **Motion carried.**
- Don Uselmann made a motion to approve new ALC rule. Cynthia Brown seconded the motion. All in favor. **Motion carried.**
 - New ALC Rule - “ALC cannot guarantee that applications received later than 2 weeks prior to that month’s Board meeting reviewed will be reviewed nor acted upon by the BOD. This timeline does not apply to A/C”.

COMMUNICATIONS

Committee Chair Bob Smith reported the following:

- New AV company selected:
 - Visual concepts multimedia
- The original proposal that was approved by the BOD in September 2022 was in the amount of \$10K.
- Bob Smith presented an updated proposal in the amount of \$11,309.96.
 - Steve Alport made motion to accept the new proposal in the amount of \$11,309.96. Don Uselmann seconded the motion. All in favor. **Motion passed.**
- Committee is meeting with installer this upcoming week. Goal is to have the equipment set up by March's BOD meeting.

SECURITY

Committee Chair Bob Smith reported the following:

- Surveillance Upgrades
 - Most cameras have been installed and are operational.
 - Two large screen monitors in gatehouse installed.
 - Video recording equipment installed.
 - Pending cameras need to be installed in the following areas:
 - Playground & Estuary Way fire gate
- Staff Update
 - New officer, Israel Fermin (32hr shift) started the week of February 6th

LONG RANGE PLANNING COMMITTEE

- Committee has had two meeting so far.
- Betsy Rauch met with contractor regarding the tot lot being turned into pickleball. Lot is extremely small and would be a tight squeeze.
- Committee recommends to table pickleball due lot being small and the noise concern.
- Project can be financed.

NEW BUSINESS

RESIDENT'S FORUM

NEXT MEETING:

The next Board meeting will be as follows:
March 14, 2023, at 5:30pm via zoom

ADJOURNMENT

Dianne Letzelter motioned to adjourn the meeting. Steve Alport seconded. All in favor.

Meeting was adjourned at 6:54pm.
Respectfully submitted by,
Valentina Caro, LCAM