



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Tuesday, March 14, 2023
VIA ZOOM**

CALL TO ORDER

Meeting was called to order by President Chris Salamone at 5:40PM

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 22 members present.

MINUTES

Dianne Letzelter made a motion to approve the minutes of February's Board meeting. Steve Alport seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

TREASURER'S REPORT

- Dianne Letzelter provided a brief discussion on February's financials.
 - Merrill Lynch account application is pending to be opened. Monies will be put in the preferred deposit account.
 - Receivables are down – homeowners are up to date.

MANAGER'S REPORT

- Steve Alport made a motion to accept the sod proposal in the amount of \$3,863.39 not until drought and irrigation is repaired, including additional area that need to be added with the . Dianne Letzelter seconded. All in favor. **Motion passed.**
- Steve Alport made a motion to approve the mulch proposal with the addition of the same pro-rate amount. Don Uselmann seconded the motion. All in favor. **Motion passed.**
- Valentina Caro to send e-blast regarding the \$500 fine notice and all ALC application must be scanned and emailed to Valentina Caro

ALC COMMITTEE

Approvals

- 1556/1463/803 Steve Alport made a motion to approve landscape application. Cynthia Brown seconded. All in favor. **Motion passed.**
- 827 - Front gutter Application
 - Cynthia Brown made a motion to approve gutter application. Steve Alport seconded. All in favor.

Pending

- 1464 - Patio application
 - Discussed revised application to . Chris pointed out from the middle column to the white flag is 23.5 ft. ALC recommends the patio to extend to 23.5 ft . Chris expressed the board loves the idea of the homeowner upgrading their home, but the board cannot approve the 28ft patio as it will contradict Estuary rules and regulations. ALC recommends that the privacy hedges be 24". Outside kitchen will stop before the decorative shutters. The homeowner clarified regarding the ivory travertine, it's a natural stone, color will vary. ALC recommends downspouts must be buried prior to patio installation. Steve Alport made a motion to conditionally approved application with stipulation that it must be 23.5 ft from the middle column. Curvature ends at neighbor's house. Privacy hedge must be 24" and the buried the downspout. Dianne Letzelter seconded the motion. All in favor. **Motion passed.**
- Coconuts and hardwoods were trimmed the week of March 6th – 10th.
- ALC is asking is asking for the green island ficus in the swales throughout the community NOT to be cut so low
- ALC would like the pool renderings on the website with wording.

COMMUNICATIONS

Committee Chair Bob Smith reported the following:

- Hybrid system update:
- Team members: Don Uselmann, Steve Alport, Eric Fernandez, Connie Simms
- Reviewed project with Visual Concepts Multimedia. Agreed to keep cost within budget that the proposal will be modified to just basic equipment to get us "up-and -running." Some cost adjustments were required by the need for outdoor quality equipment.
- The updated proposal was reviewed at \$10,796. Steve Alport made a motion to approve the additional \$796, Dianne Letzelter seconded the motion. All in favor. **Motion passed.**

SECURITY

Committee Chair Bob Smith reported the following:

- Surveillance Upgrades:
- Most equipment installed and working satisfactorily.
- A few minor bugs still need to be worked out.
- Cameras to be installed:
 - Playground
 - Estuary Way fire gate
 - North fire gate
 - Estuary Way entrance call box
 - Pier (pending electrical installation)
- Patrol cart upgrades:
- A new strobe light and "Estuary Security" graphics have been added to the cart.

- Staff Update:
- New officer Israel Fermin is working out well.

LONG RANGE PLANNING COMMITTEE

- Is continuing to explore a variety of solutions.

NEW BUSINESS

RESIDENT'S FORUM

NEXT MEETING:

The next Board meeting will be as follows:

April 11 , 2023, at 5:30pm via zoom

ADJOURNMENT

Dianne Letzelter motioned to adjourn the meeting. Don Uselmann seconded. All in favor.

Meeting was adjourned at 7:15pm.

Respectfully submitted by,

Valentina Caro, LCAM