



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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BOARD OF DIRECTORS MEETING

Tuesday, April 11, 2023

VIA ZOOM

CALL TO ORDER

Meeting was called to order by President Chris Salamone at 5:31PM

Board Members Present:

Chris Salamone, President

Steve Alport, Vice President

Dianne Letzelter, Treasurer

Don Uselmann, Secretary

Cynthia Brown, Director

Representing Associated Property Management of Palm Beaches, Inc. (APM) was Valentina Caro, Community Association Manager.

There were approximately 10 members present.

MINUTES

Dianne Letzelter made a motion to approve the minutes of the March board meeting. Steve Alport seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT

TREASURER'S REPORT

- Dianne Letzelter provided a brief discussion on March's financials.
 - Merrill Lynch account application is opened. \$500k invested in a 6-month T-bill.

MANAGER'S REPORT

- Valentina Caro presented Xtreme's back fountain irrigation proposal in the amount of \$2,004.93. Dianne Letzelter made a motion to accept the proposal, Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- Steve Alport made a motion to approve the repair of the pool column proposal from Suncoast in the amount of \$2,875. 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
- Cynthia Brown motioned to approve Xtreme's pool proposal in the amount \$12,707.12. Dianne Letzelter seconded the favor. All in favor. **Motion passed.**

ALC COMMITTEE

Approvals

- 821 – landscape application. Steve Alport made a motion to approve landscape application. Don Uselmann seconded. All in favor. **Motion passed.**
- 803 – rear landscape application. Steve Alport made a motion to approve the application. Cynthia Brown seconded the motion. All in favor. **Motion passed.**

- 819 – front landscape application. Don Uselmann motioned to accept application as long as the front pot is removed. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- 1475 – electrical box cover application. Steve Alport made a motion to approve electrical box application. Don Uselmann seconded. All in favor. **Motion passed.**
- 1328 – rear landscape application. Don Uselmann motioned to accept rear landscape application. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- 1509 – impact window application. Steve Alport made a motion to approve impact window application. Don Uselmann seconded. All in favor. **Motion passed.**
- 1571 – front gutter application. Don Uselmann made a motion to approve the front gutter application. Cynthia Brown seconded the motion. All in favor. **Motion passed.**
- 801 & 1439 roof application. Steve Alport made a motion to approve roof application. Don Uselmann seconded the motion. All in favor. **Motion passed.**
- 1464 – patio extension application. Steve Alport made a motion to approve the patio extension application. Dianne Letzelter seconded the motion. All in favor. **Motion passed.**
- Julie presented the lighting specialist proposal. Dianne mentioned that this project is not in the budget and perhaps this should be revisited next year after the electrical line gets fixed.
- ALC Rule - stipulation to add this verbiage on all landscape approval. **“Any changes in irrigation must be done by HOA irrigation vendor”.** Dianne motioned to accept vendor stipulation alc guideline. Cynthia Brown seconded the motion. All in favor. **Motion passed.**

Pending

- 1391 – application pending on neighbor approval.
- 1401 – pending on pool equipment.
- Shared property fronts to be an alc guideline
- ALC would like the pool renderings on the website with wording.

COMMUNICATIONS

Committee Chair Bob Smith reported the following:

- Hybrid system update:
- Most of the equipment has arrived except the microphones. Some of the equipment will be installed the week of April 17th. The pool cabana wall will be reconfigured to accept the new AV equipment. Work will begin next week. We are hopeful that hybrid meetings will start in May.
- Community Directory:
- The updated Second Quarter Community Directory was sent out on April 1st.

SECURITY

Committee Chair Bob Smith reported the following:

- Surveillance Equipment Implementation:
- Project nearing 100% completion. All equipment has been installed and working satisfactorily.
- Pier camera is on hold pending electrical work.
- All officers will begin training sessions next week.
- Gatehouse Maintenance:
- Need to reevaluate all electrical at gatehouse due to age of building and all, wiring and circuits.
- Many issues with computer equipment, water heater, AC units, refrigeration, microwave, cart charger, gate openers, landscape lights on combined circuits.
- Staff Compensation:
- Four eligible officers received quarterly bonus checks on April 1.
- Annual salary increases will take effect on April 21.
- Private Community Signage:
- Several variations of sign designs to be placed near the front entrance were presented.

- The board requested that the words “No Trespassing” be added to the sign and reviewed at the next board meeting.

NEW BUSINESS

NEXT MEETING:

The next Board meeting will be as follows:
May 9th , 2023, at 5:30pm via zoom

ADJOURNMENT

Steve Alport motioned to adjourn the meeting. Don Uselmann seconded. All in favor.

The meeting was adjourned at 7:17pm.
Respectfully submitted by,
Valentina Caro, LCAM