



**DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.**

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

**CALL TO ORDER**

President and Chair Chris Salamone called the meeting to order at 5:00 P.M. Those Board Members present to constitute a quorum were Chris Salamone, Steve Alport, Dianne Letzelter, Don Uselmann, and Cynthia Brown. Representing Associated Property Management of Palm Beaches, Inc. (APM) were Susan Warren, Community Association Manager and Brian McEntee, Community Association Manager. There were approximately ten members present.

**MINUTES**

Steve Alport made a motion to approve the minutes of the May 11, 2023, board meeting. Don Uselmann seconded the motion. All were in favor.

**PRESIDENT'S REPORT**

Chris Salamone reported that he and the entire Board would like to thank Valentina Caro for her work in the community and wish her well in the future. Chris Salamone introduced Susan Warren as the new Community Association Manager.

**TREASURER'S REPORT**

Dianne Letzelter reported on the most current financial statement. The Association has approximately Twenty – Two Thousand Dollars in arrears for maintenance assessment collection. Brian McEntee reported on the process for collections for these accounts.

Dianne Letzelter reported the current reserve cash is (551,000.00) five hundred fifty-one thousand dollars.

Dianne Letzelter reported there was a question on expenditure for the Preserve account (5580). Susan Warren will look through the invoices and send them to Dianne Letzelter.

**MANAGER'S REPORT**

There was no Manager's Report as this meeting was Susan Warren's first introduction to the Board.

**ALC COMMITTEE**

Cynthia Brown made a motion to ratify the ALC application for unit 815; Steve Alport seconded; all were in favor. 1509 -Front Landscape – Cynthia Brown made a motion to approve the application; Don Uselmann seconded; all were in favor.

1509 – Gutters – stipulations – 1) a border hedge( minimum of 2 ½ feet to be planted in front of the spa inside owner's fence line 2)Pool equipment needs to have landscaping on neighbor's side and in front of lake 3) downspouts are to be buried and a pop up valve place in sod area. 4) Gutters in front need to be on the inside side wall near the door; Steve Alport made a motion to approve the application with the stipulations; Cynthia Brown seconded; all were in favor.

1401 – Pool pad and pavers – stipulations – 1) new pavers have same configuration as old. 2) Croton may be removed but replaced with landscape not pavers. 3)A border hedge (minimum of 2 ½ feet be planted in front of pool inside owner's fence line; Cynthia Brown made a motion to approve the application with stipulations; Don Uselmann seconded; all were in favor.

1409 – Rear Landscaping – Steve Alport made a motion that the Association will pay two hundred and fifty dollars (250.00) to replace a tree; Don Uselmann seconded; all were in favor.

Applications for 811 and 1551 are pending, awaiting further information.

The Orange Geiser Tree Proposal is tabled until the fall.

Susan Warren was asked to contact Jack's Electric regarding the work to be done to get electricity to the pier.

The irrigation proposal from Xtreme was discussed. This was a question as to whether this proposal included identifying the issue behind four homes. Julie Hagnuaer will clarify this with Xtreme.

### **COMMUNICATIONS**

Committee Chair Bob Smith reported the Community Directory is being updated.

Hurricane Season information has been sent to the Community.

### **SECURITY**

Bob Smith reported a new officer has been hired for a 32-hour work week.

Bob Smith reported a meeting will be set up next week with the staff to discuss Hurricane procedures.

### **OLD BUSINESS**

Old Business was discussed throughout these minutes.

### **NEW BUSINESS**

Cynthia Brown asked that a Board workshop be scheduled to discuss future projects. This will be discussed further at a future meeting.

### **HOMEOWNER FORUM**

There were no questions or comments from Homeowners.

### **NEXT MEETING:**

The next Board meeting will be held on July 11, 2023, at 5:30 p.m. The meeting will be held by Zoom.

### **ADJOURNMENT**

**There being no further business to discuss, Steve Alport motioned to adjourn the meeting at 6:35 p.m. Don Uselmann seconded. All were in favor.**

Respectfully submitted by,

*Susan Warren*

Susan Warren, CMCA, LCAM