

The Neighborhood Newsletter

OCTOBER 2018
Volume 2, Issue 4



Newsletter information or suggestions?
Contact Kathy Brown at 503-931-2644

Community HOA

Premier Community Consultants (PCC) is the property management company for the neighborhood. Pam can be reached at 727-868-8680. You can also reach her via email at: info@pccgmt.com.

IMPORTANT DATES

The following meetings are being held at the:
Bloomingdale Library
at 6:30 PM.

Annual Meeting:

October 24, 2018

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YOUR HOA BOARD:

Chris Higgins, President
Roger Yokel, Vice-President
Jeremy Crouse, Secretary/Treasurer

All board members can be contacted
via email at:

Estuarybod@gmail.com

LET'S AVOID A SPECIAL ASSESSMENT

As was stated in the last issue of the newsletter we are quickly approaching one of the most important HOA meetings of the year. That meeting being our Annual Meeting which is currently scheduled for:

October 24, 2018 at 6:30 PM at the
Bloomingdale Regional Public Library,
1906 Bloomingdale Avenue, Valrico, FL 33596.

Last year we were not able to meet the quorum requirements of 27 home owners which meant that we were not able to do business as an HOA and elect a new officer to the board. If this unmet quota continues again this year our HOA could fall into RECEIVORSHIP, meaning that an attorney would be appointed for us. If that were to happen we would find ourselves paying an attorney (approximately \$500.00 per hour) and as a result our HOA fees would go up some several hundred dollars per household per year.

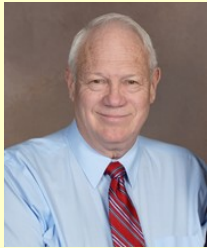
This year we are filling at two positions, one a three-year term, and one a two-year term, with both Chris Higgins and Jeremy Crouse stepping down. It is even possible, based on our covenants, to have a third person serve. This person would not have voting rights to keep the board from any kind of tie vote.

If for some reason you cannot attend the annual meeting, you can give your proxy to a neighbor who will go to the meeting for you. Please note that the proxy must be marked GENERAL, you must provide your lot number, and you must sign the proxy.

If you are attending the meeting in person, each homeowner must sign in. You must know your lot number and your name must appear on the deed. This will be checked at the time you sign in. After that all proxies that you have brought with you will also be checked and then counted. But again all proxies must be marked GENERAL and signed.

This issue is indeed about our upcoming HOA Board Meeting with an emphasis on those in the neighborhood that have elected to let me know they want to be candidates for a board position. In order to meet the qualifications for a board position you must have filled out the volunteer form and be “in good standing” based on our HOA Covenants, page 87 under Members In Good Standing. Since our last board meeting was cancelled, I do not have access to assure that the following candidates have been deemed “in good standing”. That is something that is done by our management company and our current board of directors. But it seems only appropriate that you find out a little something about those running for an office on our board. So here is the information that has been submitted to me:

HOA CANDIDATES FOR BOARD POSITIONS



MEET ALAN BROWN:

My name is Alan Brown and along with my wife Kathy we have lived in the Estuary for four years. I am running for a position on the Board of Directors of our Homeowner’s Association (HOA). I ran last year, but at that time we did not have a quorum to conduct annual business.

Both Kathy and I have been involved in the community since moving here from Oregon, and we have attended all but one of our HOA meetings. Kathy has been an active member of the Spirit Committee and I have had the opportunity to assist that committee as well as having served on another committee within our HOA.

Before retiring, I served as a military chaplain and some of my skills include management, internal controls, fiscal budgeting, general administration, coordination of resources, ability to get the job done, and ability to work with individuals and organizations. My experiences include managing and training at a military occupational skills school, leading and training a major area with the Army to mobilize and move to Iraq, coordinating organizational resources with community resources, managing substantial budgets, and general administration. I am very knowledgeable on how to improve the effectiveness of an organization, conduct and manage meetings, as well as project planning and implementation.

I would very much like your vote and would also ask that if you cannot attend our Annual HOA Meeting that you contact me at 503-931-2698 or email me at alan@alanbrown.com and allow me to take your proxy to the meeting and cast your vote. If you should then decide to attend the meeting, I can remove your proxy and you can vote in person.

MEET STEVEN EFFLER:

Hi, my name is Steven Effler. I have lived in the Estuary for the last three years and have served on the Architectural Control Committee since I closed on my house. My purpose was simple...to ensure community standards were upheld by home owners keeping our neighborhood beautiful and one that is sought after.

I feel that my qualifications are simply my dedication to ensure fair quality representation for home owners coupled with a willingness to serve my peers.

I hope you will consider me for a position on the Board of Directions as I feel I can be a benefit to my peers, helping to solidify a current well-functioning board while providing a voice of reason and the mental wherewithal needed.

MEET CARLOS MORALES

Hi, my name is Carlos Morales. I live on Albatross Lane and would like to be considered for a position on the board.

I am a twenty-year retired Army veteran and am also retired from the Federal Government after fourteen years of service. I am both responsible and dependable. I have volunteered with a previous HOA as part of the budget team, and I am also a social club board member. I am interested in helping this community and if selected I would do my best for the good of the community.

YOUR PROXY WILL BE MAILED TO YOU PRIOR TO THE ANNUAL MEETING ON OCTOBER 24TH. IT MUST BE MARKED "GENERAL," YOU MUST INCLUDE YOUR LOT NUMBER, AND IT MUST BE SIGNED AND DATED BY THE DEED HOLDER IN YOUR HOUSEHOLD. AFTER PROVIDING THE ABOVE INFORMATION, YOU CAN GIVE IT TO A NEIGHBOR TO TAKE TO THE ANNUAL MEETING IF YOU CANNOT ATTEND. YOU WILL NOT NEED A PROXY IF YOU PLAN TO ATTEND.

The Estuary Homeowners' Association, Inc.
LIMITED PROXY – (with general powers for non-limited proxy matters)

INSTRUCTIONS: If you do not plan to be present for the meeting, it is important that you complete and return this proxy so that a quorum can be obtained. Please fill in the property address, the name of the person you desire to vote on your behalf, the way you wish your vote to be cast on the issues below, sign, date and **return this Proxy SO THAT IT REACHES THE ASSOCIATION prior to the meeting.** You may mail, fax or scan and email (info@pccmgmt.com) to Premier. If the Association has on file a Voting Certificate for your Lot, only the voter named in that Certificate may sign this Proxy, otherwise all Lot owners must sign it.

I/We, the undersigned, being either all of the owners of, or the person designated to vote by a valid Voting Certificate for the property located at: The Estuary Lot _____ appoints the President of the Association, his or her designee, or _____ as my proxyholder to attend the Annual Meeting of the Members' of The Estuary Homeowners' Association, Inc. to be held on October 25, 2017 at 6:00 p.m. at the Bloomingdale Library 1906 Bloomingdale Ave. Valrico, FL 33596 or any adjournment thereof, but in no event longer than 90 days after the date of the meeting indicated herein. This Proxy can be revoked at any time at the pleasure of the undersigned. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: (You may choose to grant general powers, limited powers or both. Check "General Powers: on the following line, if you want your proxyholder to vote on other issues which might come up at the meeting, (approval of minutes, recess, adjourn and **voting in the election of Board members**) and for which limited proxy issues are not listed below.)

_____ (Check in this space if General Powers are chosen.) I/We authorize and instruct my/our proxyholder to use his or her best judgment on all matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS: (For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below and on the reverse side.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE(S) IN REFERENCE TO THE FOLLOWING MATTER(S) ONLY AS INDICATED BELOW:

In accordance with I.R.S. Revenue Ruling 70-604, should excess income over expenses for the calendar year **2018** be applied to following years' assessments?

_____ Yes _____ No _____ Voter(s)' _____ Initials

DATED this _____ day of _____, 2017.

Signature of Owner

Signature of Owner

Please Print Name

Please Print Name

Please do not complete the section below. In the unlikely event that your proxyholder is unable to attend the meeting, he/she may assign the proxy to the person named below.

SUBSTITUTION OF PROXY (if necessary)

The undersigned, appointed as proxyholder above, does hereby designate _____ to substitute for me in the proxy set forth above.

DATED this _____ day of _____, 2017.

Please check out the Estuary website: www.friendsoftheestuary.com. It is full of information including a link to Pitera, Architectural Forms, Volunteer Forms, and information about meetings as well as the community standards. Web design provided by Alan Brown. You can contact Alan at alan@lalanbrown.com.

You can find our Facebook page by going to Friends of the Estuary. Facebook Administrators are:

ORLANDO HERNANDEZ,
ohernandeznyc@gmail.com;

COY REAVIS
Creavis56@yahoo.com

LAUREN SMITH,
laurenmwsmith@gmail.com

EMERGENCY INFORMATION:

PREMIER COMMUNITY CONSULTANTS.....	727-868-8680
TAMPA ELECTRIC (TECO).....	813-223-0800
HILLSBOROUGH COUNTY (WATER/SEWER).....	813-272-6680
FRONTIER (CABLE).....	800-921-8101
SPECTRUM (CABLE).....	888-298-8988
HERITAGE PROPANE.....	813-826-9111
COUNTY SHERIFF (NON-EMERGENCY).....	813-247-8200
COUNTY FIRE (NON-EMERGENCY).....	813-272-6600
PTR TOWING.....	813-671-8097
THE ESTUARY ON THE INTERNET	
Facebook Page.....	Friends of The Estuary
Website.....	www.friendsoftheestuary.com
Pitera.....	https://app.pitera.com
INFORMATION	
M/I HOMES Customer Care.....	813-290-8303
Garbage Services.....	813-248-3802
Mail Complaints.....	813-672-4562

The Estuary Spirit Committee

11414 Sand Stone Rock Drive
Riverview, FL 33569

PLEASE
PLACE
STAMP
HERE