

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Annual Board of Directors Meeting
October 24, 2018, immediately follow the Annual Members Meeting
The Venue
11268 Boyette Road, Riverview, FL
Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order after the Annual Members Meeting by the President. Both proof of notice and proof of quorum were established. The new board selected Alan Brown as president, Roger Yokell as vice president, Steve Effler as secretary-treasurer. It was then decided to ask Carlos Morales, being the third person on the ballot, if he would accept the officership of secretary. He agreed and was included in the meeting as a nonvoting member. Minutes of the prior meeting were approved. And the meeting was adjourned.

2. Committees & Reports

Spirit Committee: The Spirit committee report was received. (The financial report and report to the board are attached.)

Architectural Committee: The Architectural Committee report was given by Mike Vigh. He addressed streamlining some of the Community Standards requirements and approval.

Management Company: The management company mentioned they had another community that did a total rewrite of their Standards. Pam said that there were three major areas for projects; 1. those things homeowners could do without HOA approval if guidelines are followed, 2. fast-track projects at the management company level not requiring major changes, and 3. those major projects the Architectural Committee needs to approve. Pam said she would send that document over to the Architectural Committee to look review. at the document from the other community so the property committee we can rewrite the standards with help from Vice President.

Covenants Committee: No report.

Grounds Committee: Grounds Committee was established to include Jeremy Crouse, Bill Cook, Stephanie Moss, and Lauren West Smith. All were approved. The Grounds Committee will take responsible for landscape, lights, ponds, and playgrounds. Mr. Crouse mentioned issues concerning electricity which would include the front entrance at Albatross, the pond, and the park. The board requested a proposal from the Grounds Committee for pond aeration and electricity.

Neighborhood Watch Committee: No report.

THE ESTUARY

H O M E O W N E R S A S S O C I A T I O N , I N C .

Committees were approved as follows:

Grounds Committee -- Jeremy Crouse, Bill Cook, Stephani Moss, and Lauren West Smith.

Architectural Committee -- Mike Vigh, Jeremy Williams, Brandon Spencer, and Corey Rivas.

Neighborhood Watch Committee – Frank Mahoney and Tom Parks.

Spirit Committee -- Sarah Haneline, Kathy Brown.

Roger Yokell moved to approve all committee nominations and Steve Effler seconded.

Motion carried.

3. Business

PCC Manager requested that we adopt the budget first. That had been given out to the community in the packet. There were questions concerning some of the items of the budget, especially the undefined expenses. There were questions on the reserve or the overage for 2018. The discussion was around that money that needed to be reinvested which may be into the reserve or projects such as the parks, ponds, playground, or unexpected expenses usually outside of the budget but must be used within three years. Change of vendors may increase. Bids usually go out every three years.

That money would be available to bring down the fees after three years as it must be used. There are \$7400 in delinquencies. Unapplied expenses were for this year. Basically it was the playground. Pam said she would post the items that came out of the unapplied expenses on Pitera.

The issue came up of fence panels on albatross. They had previously been repaired but were not repaired correctly. They are behind Secretary Morales' home. The poles need to be fixed and not still very tentative. The repairs should be through there, according to Pam. Fence Outlet has panels according to own.

Mold on fences were addressed from Balm Riverview toward Symmes on our property. It is the external fence on the spare lot. Mary Travon was the one that brought it up.

The issue of cameras at the front of the Estuary was again discussed. Still remains the question who monitors it. Pam mentioned other communities that have tried but not effective. Strong neighborhood watches and leaving outside lights on, and locking vehicles and keeping valuables hidden.

A question came up about operation of PCC and timely response. PCC said they had decreased client base 50% and that was a problem.

All contracts are able to be able to cancel in 30 days. The question came up and a member asked we look at into other communities. The Estates of South Cove terminated their contract with PCC. Ann Chevillot ask about looking at Rice Creek and the growth in the drain. Water is beginning to back up.

Discussion of removal of trees interfering with house. By dog station and they are oak trees by PCC touching the house. PCC said landscaper would review removing of trees.

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Issue of landscaping company and presentation of community. Grounds keeping community will meet with company and attempt to approve presentation of community. Contract may not reflect what we want. Asked about contract manager who is PCC. Been through four managers. Pam said they are not responsive and change has been a challenge.

Pam said she will get rid of 50% by 1 Jan 2019. It was suggested 1 May 2019 but it was strong opposition against it. Pam expressed regret at being late but did not have phone numbers of the board members.

Can we post board meeting? Bloomingdale library cancelled. Posting on Albatross was not done. Rivercrest has good method.

Talked of Board Meetings and Pam stated she "Loves Zoom".

Question of meetings at The Venue. 90 min \$75. Sherry, Steve said we must be precise.

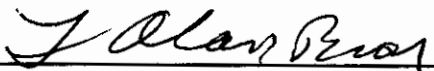
Questions of who implements fines. Questions of trees on Blue Crane. Last ride noted those trees and letters will be sent. Seems selective who gets letters. PCC has control of that. Concern over consistency in fines. Pam did say she did send it but did not know if they received it.

There is a difference between Community Standards and a violation of the Declaration. The Declaration is a violation of your contract with the Homeowners Association and, after one letter, go to the attorney. The Community Standard has two letters.

No fines at this meeting.

4. Adjournment

The Board concluded business.


Prepared by Manager on behalf of Secretary