

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Annual Members Meeting
October 15, 2020
The Venue
11268 Boyette Road, Riverview, Florida
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The Annual Membership Meeting was called to order by President Alan Brown at 6:31 p.m. With thirty-one (31) lots represented by proxy and seventeen (17) lots represented in person, a quorum of the membership was established with a total of forty-eight (48) lots represented. Doug Pinner and Jeana Wynja represented McNeil Management.

2. Proof of Notice of Meeting

An affidavit of mailing was presented by McNeil Management as proof of proper notice mailed to all owners of record on September 24, 2020. The affidavit will be placed in the Association files.

3. Reading of Unapproved Minutes

The prior meeting minutes dated October 17, 2019 were reviewed by the board and homeowners.

On Motion: Duly made by Martha Mott second by Kevin Hartzog and carried unanimously by the membership present.

Resolve: To approve the 2019 Annual Meeting minutes as presented.

4. Unfinished Business: None

5. New Business

Community Update: Alan presented. Landscaping, irrigation, pond and aerator enhancements have been made throughout the community. Park enhancements are in the works.

Introduction of Candidates, Discussion and Election of Directors: Candidate Tom McAvin introduced himself.

Alan Brown opened the floor for board nominations. No nominations were presented.

On Motion: Duly made by Charles Lawhorn second by Kevin Hartzog and carried unanimously by the membership present.

Resolve: To close the floor for further nominations.

Candidate uncontested; no vote occurred. Tom McAvin is formally now a new board director.

IRS Ruling – Retain Surplus Funds: A formality allowing the Association to roll over surplus funds to the next fiscal year by retaining in the operating account or to move a portion into the reserve account without being considered as profit.

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On Motion: Duly made by Kevin Hartzog second by Tom McAvin and carried unanimously by the membership present.

Resolve: To roll over surplus funds to the next fiscal year by retaining in the operating account for now.

Homeowner Comments: Landscaping, pond aeration, Heron Watch road extension, traffic issues at Balm Riverview road, Farm to Table development and Facebook concerns expressed. Owner expressed interest in seeing a basketball hoop installed for teens; Alan assigned to the Grounds Committee. Owner would like to see a speed bump installed on road near playground. Owner stated that recent street tree trimming looks great. Halloween events are reduced due to COVID.

6. Adjournment

On Motion: Duly made by Kathy Brown second by Kevin Hartzog and carried unanimously.

Resolve: To adjourn the meeting at 7:01 p.m.

Prepared by Manager on Behalf of Secretary

