

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting October 15, 2020 11268 Boyette Road, Riverview, FL Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 7:01 p.m. by Board President, Alan Brown. Directors Kimberly Stone and Tom McAvin were also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted. Doug Pinner and Jeana Wynja represented McNeil Management.

Approval of Minutes

The Board reviewed prior meeting minutes dated July 23, 2020.

On Motion: Duly made by Kimberly, second by Alan and carried unanimously.

Resolve: To approve the prior meeting minutes as presented.

New Officer Positions: The Board discussed and determined the following regarding officer positions: Alan Brown, President; Tom McAvin, Treasurer; Kimberly Stone, Vice President/Secretary.

On Motion: Duly made by Alan, second by Kimberly and carried unanimously.

Resolve: To approve officer positions as presented.

2. Reports

The manager presented financial reports and management reports. Alan assigned research of CD rates to Tom.

Going forward, the Board would like a 2nd delinquency notice sent certified to owners.

On Motion: Duly made by Alan, second by Kimberly and carried unanimously.

Resolve: To approve a 2nd delinquency notice sent certified to owners.

The Board reviewed the violations report and made the following decisions: Unit ID #11031 to levy a one-day fine and refer to Covenant Enforcement Committee; Unit ID # 10985 to levy a per-occurrence fine and refer to the Covenant Enforcement Committee.

On Motion: Duly made by Alan, second by Tom and carried unanimously.

Resolve: To approve levy of fines as presented.

3. Committees:

Spirit Committee: Jaime Uland presented. Committee will continue to distribute welcome baskets. For privacy, first initial of last name will appear in newsletter rather than full last name. Fall festival and garage sale postponed due to COVID. Committee continues to be leaders regarding the implementation and content contained within newsletter. Working with

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the Grounds Committee regarding improvements to park; thinks basketball goal would make a great addition to the park area. Owners should keep COVID in mind when planning Halloween activities.

Manager indicated that the condensed version of the newsletter that the board approved to send to all owners, was mailed on September 30, 2020.

Architectural Committee: Nothing to report.

Grounds Committee: Board would like to add Keywana Miller as a member of the Grounds Committee.

The Board moved forward with the following improvements: Entrance enhancements for \$630, other landscaping enhancements for \$144, and installation of aerators for \$8,744.

On Motion: Duly made by Alan, second by Kimberly and carried forward.

Resolve: To approve Keywana Miller as a new member of the Grounds Committee and landscaping/aerator improvements as presented.

The board is working towards adding electricity to the park area to be able to facilitate community events.

Neighborhood Watch: Nothing to report.

4. Old Business

Sidewalk Crack on Palmetto Pine: Manager indicated that the work order was initiated with the County on July 2, 2019. The County indicated that repairs are delayed by 24-36 months. Confirmed work order still open with County.

TECO Street Lights: The Board tabled at the July 23, 2020 Board meeting because the County requires wet signatures from all 184 owners; COVID restrictions do not allow gathering signatures door-to-door at this time. Tabled.

Community Standards: Kimberly presented. Group of owners have volunteered to participate in updating the standards. ACC will perform a review of final draft, and then draft document will be made available on the Association's website for owners to view and provide input before the Board vote.

Road Extension – Heron Watch Place: Alan presented. If Estuary owners are able to attend, please plan to attend the County hearing to be held on December 8, 2020 at 9am.

Drainage issue between HOA's playground & 11404 Blue Crane: Aurora Engineering recommended production of a site survey before proceeding to mitigation efforts. Aurora recommended a detailed topographical survey extending 20-30 feet onto the playground with survey points every 10 feet. One proposal received for \$1,100; awaiting second proposal.

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

On Motion: Duly made by Alan, second by Tom and carried forward.

Resolve: To approve the Association paying for 50% of the site survey and owner to pay the other 50%.

11612 Palmetto Pine – root pruning, bio-barrier and fence repair: Completed.

Irrigation on Farm to Table property: Postponed indefinitely.

5. New Business

2021 Budget: Manager indicated that notification regarding this meeting to consider the 2021 budget was mailed to all owners on September 24, 2020. Proposed budget to keep the quarterly assessments flat at \$165.

On Motion: Duly made by Alan, second by Tom and carried forward.

Resolve: To approve the 2021 budget as presented.

2021 Meeting Schedule: The board approved the 2021 meeting schedule.

On Motion: Duly made by Alan, second by Tom and carried forward.

Resolve: To approve the 2021 meeting schedule as presented.

Representation changes at Becker & Poliakoff, P.A.: Doug Christy has left the firm. Becker & Poliakoff would like the Association's decision to stay with the firm.

On Motion: Duly made by Kimberly, second by Alan and carried forward.

Resolve: To approve continuing with Becker & Poliakoff, P.A.

Expressly Written – newsletter service proposal: Tabled discussion.

SWFWMD permit inspection: completed.

Pine trees on Estuary Preserve Blvd. – potential future problem with fence mitigation: Tabled discussion.

County Service request – neighboring property behind Albatross not keeping yard clean: Code enforcement officer has informed that The Estuary owners should continue to submit concerns, on a weekly basis if needed, and officer will investigate.

Architectural Appeals: None presented.

Board Comments: None presented.

Homeowner's Comments: Owner question about a collections matter.

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6. Adjournment

On Motion: Duly made by Alan second by Tom and carried forward.

Resolve: To adjourn the meeting at 8:17 p.m.

Approved @ 1/21/21 BOP mtg.

Prepared by Manager on behalf of Secretary