

# THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting July 15, 2021 Virtual Meeting Via Zoom Meeting Minutes

### 1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:30 p.m. by Board President, Alan Brown. Directors Tom McAvin and Tiffany Lee were also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted. Jeana Wynja represented McNeil Management.

### Approval of Minutes

The Board reviewed the prior meeting minutes dated April 22, 2021.

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

**Resolve:** To approve the prior meeting minutes as presented.

The Board reviewed the prior meeting minutes dated June 5, 2021.

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

**Resolve:** To approve the prior meeting minutes as presented.

### 2. Reports

The manager presented financial reports and management reports. The board presented photo of lava rock and erosion on HOA's property behind Unit ID 11103. A notice will be sent to owner to restore the land.

The Board decided on the following actions:

Unit ID 11044: \$100 fine per day for 2 days (\$200 total) for weeds in plant beds only.

Unit ID 11128: \$100 fine per day for 2 days (\$200 total) for all landscaping deficiencies (lawn requires weed removal, mow/edge/trim grass, weeds in concrete expansion joints, weeds in plant beds).

Unit ID 11157 – Final Notice

Unit ID 10985 – Final Notice

### 3. Committees:

**Covenant Enforcement Committee (CEC):** The Board was presented with the minutes from the CEC meeting held on June 28, 2021. Charmaine Woon has resigned from the committee.

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

**Resolve:** To approve the CEC minutes as presented and to accept the resignation of Charmaine Woon.

# 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 .

**Spirit Committee:** Alan Brown presented on behalf of Kathy Brown. Dinner at the park is going well and vendors are willing to come back. Next dinner will be held on August 12<sup>th</sup>. Fall Festival and Christmas Decorating contest are being planned now. Welcome baskets have been well received; Alan will email new owners a link to the Community Standards, otherwise they are available on the website. July newsletter was sent to owners via requested method (email, facebook, regular mail, etc). The little library is on back order. Bench and picnic table have been installed. Tom McAvin thanked the Spirit Committee for their ingenuity and creativity with planning events for the community.

**Architectural Committee:** All applications are current. The Board will respond to application submitted by Unit ID 11111 for carriage lights.

**Grounds Committee:** Alan presented on behalf of Marah Hutcheson. The 50% deposit has been mailed for the fence at the playground area. Front entrance enhancements have been completed. Two magnolia trees will be trimmed soon at the front entry. Marah is waiting for improvement to water situation before installing further improvements. Alan stated that this has been the year of irrigation issues. Zone 2 has some pop ups that do not work. Board requested evidence of insurance and business license from Second Irrigation. Drip lines along Balm Riverview Road need to be replaced. Board indicated that payment for replacement drip lines can be paid for out of reserves.

**Neighborhood Watch:** Nothing to report.

## 4. Old Business

**Irrigation near Fields to Table:** The Board asked if Ray could provide more precise information regarding cause of damage to present to Fields to Table foreman; manager to inquire.

**Removal of Brazilian peppers at Rice Creek area:** The board is awaiting trees to be staked before paying the invoice to Remson Aquatics; manager to reach out to the vendor. Board indicated that sod replacement is not needed.

**TECO streetlights (add to district):** Alan presented; obtained 200+ signatures and sent to the County. There are some issues with validating due to owner turnover. Approximately 85% of owners have responded.

**Electricity in the Park Area & Albatross Pond:** Per Tony with Bates Electric, TECO assigned to projects and should complete by 8/3 or 8/4.

**No parking sign at playground/park area:** The Board is still working to solidify the type of sign that can be placed and location.

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

**Resolve:** To approve installation of sign(s) after details are solidified with the County.

# THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Fence at south end of Heron Watch Place:** Waiting until the community to the south of The Estuary is completed before installing fence.

**Sidewalk crack on Palmetto Pine:** Pending County action.

## 5. New Business

**Addendum to landscaping contract:** Alan presented a revised map. Most owners along Heron Watch Place have purchased the land behind their properties therefore maintenance of landscaping in those areas is now the owner's responsibility.

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

**Resolve:** To accept the map addendum to the landscaping contract as presented.

**Maintenance of finger lake north of Estuary Preserve Drive:** Owner present indicated that algae blooms continue to appear; manager advised owner to contact the Association when algae blooms appear so that a work ticket can be placed with vendor to mitigate. Owner stated that grass is dead due to cutting too low. Owner stated that slope has not been cut along finger lake and stated that other ponds in neighborhood are being mowed. The Board stated that if slopes are too moist, then they will not be mowed so that equipment does not get damaged and landscaping crew does not get injured. The Board also stated that slopes on other ponds in the neighborhood have not been mowed recently due to reasons above. Manager to contact Remson Aquatics to treat algae blooms again.

**Towing:** The Board would like to understand towing services offered by Tow Pros. Manager will reach out to the vendor.

**Architectural Appeals:** None presented.

**Homeowner's Comments:** Owners stated that the Association cannot prevent owners to bring their dogs in the park area if permitted in the rules and regulations.

## 6. Adjournment

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

**Resolve:** To adjourn the meeting at 7:50 p.m.

\_\_\_\_\_  
Prepared by Manager on behalf of Secretary

