

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 21, 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. Director Tom McAvin was 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 as follows: October 16, 2020 Board meeting, November 16, 2020 emergency board meeting, and November 19, 2020 Covenant Enforcement Committee meeting.

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

Resolve: To approve the prior meeting minutes as presented.

Appointment of a new director: The Board decided to appoint Tiffany Lee as a new director of the board to fill the open position.

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

Resolve: To approve the appointment of Tiffany Lee as a director of the board to fill the open position.

2. Reports

The manager presented financial reports and management reports. The board discussed CD rates. Manager indicated that the 2021 Assessment Notice was mailed to all owners on November 30, 2020. The Board asked for update regarding attorney action on 2 files open with Axiom; manager to inquire and update the Board.

Unit ID 11095: 1-day flat occurrence fine levied for \$100 – bushes require trimming.

Unit ID 11140: 1 day flat occurrence fine levied for \$100 per deficiency for three (3) deficiencies (\$300 total): 1) bare/sparse/ and/or dead areas in lawn and lawn requires weed removal, 2) palm tree(s) require trimming, and 3) weeds in plant beds.

Unit ID 11044: Per Board, excessive pots no longer in view.

Unit ID 11043: 1-day flat occurrence fine levied for \$100 per deficiency for two (2) deficiencies (\$200 total): 1) trash cans in view and 2) weedy/brown/dead areas in lawn.

Unit ID 11051: 1-day flat occurrence fine levied for \$100 – home exterior stained.

Unit ID 11053: 1-day flat occurrence fine levied for \$100 – home exterior stained.

Unit ID 11109: Owner in litigation with builder re: home exterior.

Unit ID 11123: 1-day flat occurrence fine levied for \$100 – weeds in plant beds.

Unit ID 11167: 1-day flat occurrence fine levied for \$100 – temporary basketball goal in view.

Unit ID 10985: 1-day flat occurrence fine levied for \$100 – temporary basketball goal in view.

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

Resolve: To approve fine levy actions taken above and refer to the Covenant Enforcement Committee to consider imposition of fines at the next hearing.

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3. Committees:

Covenant Enforcement Committee: Appointment of a new committee member, Robert Evancoe.

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

Resolve: To approve the appointment of Robert Evancoe as a new Covenant Enforcement Committee member.

Spirit Committee: Kathy Brown presented. Committee volunteers are needed. One welcome basket was delivered. Newsletter has been created and is available on the website and Facebook page; copies were made for future welcome baskets. Holiday event was successful. The Committee is considering a Spring garage sale and Easter egg hunt. The Spirit and Grounds Committee would like to see some benches and/or picnic tables in the park area. The Board requested that the Committee(s) gather specifications. Since the Committee did not use all funds budgeted in 2020, they asked for those funds to be carried over. The Board indicated no, not until the Committee spends 2021 funds and then Committee can inquire with the Board at that point.

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

Resolve: To approve the purchase of park benches and/or picnic benches after specifications have been presented to the Board.

Architectural Committee: Appointment of a new committee member, Seth Hutcheson.

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

Resolve: To approve the appointment of Seth Hutcheson as a new committee member.

Grounds Committee: Marah Hutcheson presented. The committee is meeting with landscape designer from Tampa Nursery/Garden for beautification of common areas in the neighborhood and to add street appeal.

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.

Community standards: Tom McAvin presented that very few items to consider changing in the Standards, therefore not worth the money to change.

Road extension – Heron Watch Place: Alan presented that the results of the County hearing in December were favorable and successful; the road extension work has been stopped and will not occur.

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Survey of playground & 11404 Blue Crane – drainage issue: GeoPoint has completed the survey. The Board would like Aurora Engineering to now evaluate and provide their professional opinion/recommendations.

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

Resolve: To approve sending the survey to Aurora Engineering to evaluate and provide their professional opinion/recommendations.

Survey of irrigation area near Fields to Table: Survey in process with GeoPoint Engineering.

TECO street lights: Alan presented; looking for volunteers to gather wet signatures from at least 184 owners to add 6 light poles to lighting district 1095, and to see which owners would like a newsletter mailed/emailed. Volunteers should contact the Board.

Electrical in park: Alan presented that the cost to add electrical to park (per Bates Electric) is \$3,000; to be installed at the northwest corner of the park, so that the neighborhood can host events i.e. movie nights, etc.

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

Resolve: To approve spending \$3,000 to install electrical at the northwest corner of the park area as presented.

Albatross pond – aerator: Bates Electric will begin electrical work soon.

Pond 2 – aerator: Account created with TECO and electricity will be connected soon.

11509 Heron Watch: The Board discussed mitigating growth for 6 months.

5. New Business

Off-duty deputy patrol: Board informed owners that off duty deputy patrol will roam the neighborhood to write citations for vehicles obstructing sidewalks; vehicles parked near stop signs; vehicles parked directly across from each other on the road which would obstruct the ability of an emergency vehicle to pass.

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

Resolve: To approve engagement of off-duty deputy patrol as presented.

QR code: Postcard will be mailed to owners regarding new HOA QR code.

Pine trees on Estuary Preserve Blvd – potential future problems to fence: Alan indicated that there are no issues with pine tree roots interfering with fencing at this time. Marah will ask Tampa Nursery for recommendations, if future root events occur.

Fence at playground area: Marah presented; would like to see an “L” shape aluminum slat fence to be installed to coral children towards playground and protect from going into the street. Marah will research pricing.

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Fence at south end of Heron Watch Place: Tabled until construction is completed by neighboring community.

Architectural Appeals: None.

Financial reporting: Florida Statutes 720.303(7) indicates that owners must be notified in writing within 120 days after the end of the fiscal year, that a copy of the annual financial report is available upon request. A postcard will be mailed to each owner in the beginning of April, informing them about the process to which they can obtain the annual financial report. This reporting requirement will become an additional annual expense to the Association. The manager indicated that the current cost to send a postcard is \$0.70 per lot.

Review of committees & volunteers: Manager presented the list of committees and volunteers to the Board.

Reserve funding: Per Florida Statutes 720.303, reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a membership meeting at which a quorum is present.

Preservation of the covenants and restrictions: Per Florida Statutes 720.3032, the Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30-year mark. Manager indicated that the Association is 9 years old so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.

Homeowner's Comments: Owner question if Board would consider placing an aerator in the finger lake behind Estuary Preserve; the Board indicated that there are no plans to install an aerator in the finger lake at this time. Owner asked about midges/gnats and spraying; owners are encouraged to contact the County to spray. Owner extended a thank you to the Board and the Committees for their hard work for the community.

6. Adjournment

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

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

Approved by Board of Directors 4/22/2021

Prepared by Manager on behalf of Secretary