

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Budget & Board of Directors Meeting October 21, 2021 Virtual Meeting Via Zoom Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:59 p.m. by Alan Brown, Director. Directors Tiffany Lee and Keywanna Miller 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 July 15, 2021.

On Motion: Duly made by Alan, 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.

3. Committees

Covenant Enforcement Committee (CEC): The Board was presented with the minutes from the CEC meeting held on August 19, 2021.

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

Resolve: To approve the CEC minutes as presented.

Spirit Committee: Kathy Brown presented. Fall newsletter has been distributed to owners. Twenty-four (24) new owners received Welcome Baskets this year. Little free library will be coming soon in the park. Twenty-two (22) owners participated in the Fall Garage Sale. Committee is looking to expand the Spring Garage Sale to 2 days instead of one in 2022. Owners who would like to purchase an American Flag to display near the mailbox on Veteran's Day may contact Kathy to purchase one for \$2.50. The next Dinner at the Park will be held on November 13th. Fall Festival is coming up which will include a bounce house and magician, as well as a 2-mile run/walk. Registration cost is \$20 for the run/walk and will include a t-shirt with a logo designed by a 9 year old resident who participated in a recent contest and was selected as the winner. Committee is looking for suggestions to enhance holiday decorations at the Albatross entrance. The house holiday decorating contest will occur again this year with prizes.

Architectural Committee: All applications are current. Owners were encouraged to complete stucco repairs.

Grounds Committee: Lauren Smith presented. Improvements have been made to the front entrance and seasonal flowers are doing well. Fence and park table have been added

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

to the park area. The current irrigation system needs to be upgraded on common areas. Albatross entrance has irrigation issues which is causing the magnolia trees to struggle. Turners Edge is the best landscaper that the community has ever had; very attentive to concerns. Weather can inhibit the landscaper's ability to perform work at times. Beautification efforts will continue throughout the community. Owner asked if brighter light can be placed at the monument sign; Lauren will look into.

Neighborhood Watch: Nothing to report.

4. Old Business

Lighting District signatures: Alan obtained 209 signatures by going door to door, which was more than what was needed per County. He also obtained owners preferences regarding newsletter distribution method.

Albatross Aerator: Aerator has been ordered. To officiate the action, the presented the following motion/vote.

On Motion: Duly made by Tiffany, second by Key and carried unanimously.

Resolve: To approve the purchase of the aerator for the Albatross pond up to \$10,000.

No parking sign at park area: No parking/littering/pets sign has been installed.

Fence at south end of Heron Watch Place: Discussion regarding color and length of fence is needed (estimated at 100 feet), and to speak with owner at the dead-end regarding cost sharing for the purchase.

On Motion: Duly made by Tiffany, second by Key and carried unanimously.

Resolve: To speak with the owner at the dead-end regarding cost sharing for the purchase of a fence and to obtain proposals from a fence vendor.

Sidewalk crack on Palmetto Pine: Still pending County action.

Trim 4 trees on Palmetto Pine: Completed.

Trim additional trees: Pruning needed for trees on Balm Riverview Road, all of the trees west of the Albatross Pond, and 5 trees in the park area.

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

Resolve: To approve pruning of trees as presented.

Pressure wash perimeter fence: The board reviewed the fence map and identified fencing that needs to be pressure washed. Manager to engage a pressure washer to complete.

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

5. New Business

New Officer Positions: The Board discussed and determined the following regarding officer positions: Tom McAvin, President; Alan Brown, Vice President; Keywanna Miller, Treasurer; and Tiffany Lee, Secretary.

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

Resolve: To approve the officer positions as presented.

Tow Pros of Tampa Bay: Alex Alfonso attended the meeting and answered questions regarding towing of vehicles in the streets and blocking sidewalks. Discussion about guest parking. The Board would like to engage the Association's attorney before proceeding with towing.

2022 Budget/Assessment: Manager indicated that notification regarding the 2022 Budget Meeting tonight was mailed to all owners on September 29, 2021. The proposed budget indicated that the quarterly assessments to remain flat at \$165.

On Motion: Duly made by Tiffany, second by Key and carried unanimously.

Resolve: To approve the 2022 budget as presented.

2022 Board Meeting Schedule: 2022 Board Meeting dates were determined as follows: January 20, April 21, July 21 and October 20. Manager to secure the hearing schedule from the CEC to add to the schedule.

On Motion: Duly made by Tiffany, second by Key and carried unanimously.

Resolve: To approve the 2022 board meeting schedule as presented.

Architectural Appeals: None presented.

Homeowner's Comments: Owners comments regarding stucco repairs

6. Adjournment

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

Resolve: To adjourn the meeting at 8:02 p.m.

Prepared by Manager on behalf of Secretary