

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Riverview Library
9951 Balm Riverview Road, Riverview, FL
December 5, 2022**

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:30 p.m. by President Coy Reavis. Directors Kevin Hartzog, Phildra Swagger, Alan Brown and Tiffany Lee was also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted and notice was mailed to all owners on November 18, 2022. Jeana Wynja represented McNeil Management.

2. New Business

New Grounds Committee Member: Homeowner Blondie Demosthene Victor would like to volunteer as a member of the Grounds Committee.

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

Resolve: To accept Blondie Demosthene Victor as a new Grounds Committee member.

Resignation of 2 members from the Spirit Committee: Homeowners Kathy Brown and Sharon Wells have submitted their resignation from the Spirit Committee. The Board has accepted their resignation and thanked them for their service.

New Spirit Committee Member: Homeowner Stefanie Marquez would like to volunteer as a member of the Spirit Committee.

On Motion: Duly made by Coy, second by Phildra, and carried unanimously.

Resolve: To accept Stefanie Marquez as a new Spirit Committee member.

Street Tree standards – presentation and discussion: Ryan O'Neill presented on behalf of David Brown from 11529 Scarlet Ibis Place regarding existing trees within the community, allowable trees per Hillsborough County, contradictions within the existing Community Standards, and consideration for a plan to incorporate street trees permitted by Hillsborough County into the Association's Standards. Ryan performed research with UF-Extension Office and Hillsborough County Land/Development Office regarding recommended and allowable trees. Tree root growth (palm and oak) was discussed by Ryan and homeowners present.

Attorney Anne Malley was present and suggested that the Association form a committee to come up with a plan for tree uniformity within the community, and then put to a membership vote in October-2023. The Board discussed pausing enforcement of street trees installed in violation of current Standards until a vote is presented at the next Annual meeting.

On Motion: Duly made by Coy, second by Kevin, and carried unanimously.

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Resolve: To pause enforcement of street trees installed in violation of the current Standards until a vote is presented at the next Annual meeting.

The Board also discussed inviting homeowners to write down their contact information to volunteer on a committee to assist with creating a standardized tree list for the community. The Board will review the volunteer list at the January board meeting for approval by the Board at that time.

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

Resolve: To allow owners to place their name on a list to volunteer on a committee to create a standardized tree list for the community, and the Board will review the volunteer list at the January board meeting for approval by the Board at that time.

Homeowners commented regarding their observance of live oaks within other neighborhoods in Hillsborough County and the hazard caused by sidewalk lifting and driveway cracking events. Owners commented that the current trees are lifting sidewalks within The Estuary and evaluation is needed. Owners must contact the County regarding sidewalk events. Informed that the County will shave sidewalk, but to mitigate correctly, owners would need to submit a work order to the County to root prune and replace the sidewalk; County has backlog of work orders and owner informed that it could take years for County to fix. Owners indicated that they would like to be updated regularly on events towards street tree reform. Tree concerns in the park were communicated. Trees on Albatross are leaning after Hurricane Ian. Owner concern regarding replacement of elm tree. Discussion regarding growth of live oak roots and various suggestions offered regarding root pruning and disconnecting drip line.

Phildra Swagger confirmed the following talking points:

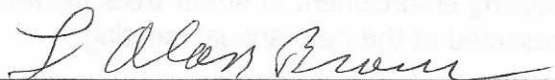
- Pause enforcement of street trees installed in violation of the current standards.
- Form a committee to standardize community trees and review/approve list of volunteers at next Board meeting.
- Volunteers to survey damaged sidewalks.
- Address trees leaning in the park area – safety concern.
- Address leaning trees on Albatross and other leaning trees within the community.

Finger Lake Repair Work Update: Coy Reavis presented. Reseeding did not work. Susan Meehan is currently gathering proposals to sod. There is no irrigation on the north side of the finger lake, so the sod must be Bahia which is drought and heat resistant. Initial watering of sod was discussed and will be further addressed when the proposals are received.

3. Adjournment

On Motion: Duly made by Coy second by Kevin and carried unanimously.

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



Prepared by Manager on behalf of Secretary