

# THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting April 22, 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 January 21, 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.

Thirty-three (33) delinquency notices were mailed via certified mail. The Board has decided to cease sending via certified mail and to return to original process via regular mail, since the pandemic events are stabilizing.

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

**Resolve:** To cease sending delinquency notices via certified mail and return to process to send via regular mail.

The Board decided on the following actions:

Unit ID 10985: 1-day flat occurrence fine levied for \$100 per deficiency for three (3) deficiencies (\$300 total): 1) trash cans in view, 2) landscaping (lawn requires weed removal, palm tree(s) require trimming, and weeds in concrete expansion joints), and 3) Trash cans 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: Injunctive relief process for home exterior stained; Board approved a final notice.

### 3. Committees:

**Covenant Enforcement Committee (CEC):** The Board was presented with the minutes from the CEC meeting held on February 18, 2021. New CEC member Susan Meehan was nominated.

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

**Resolve:** To approve the CEC minutes as presented and to approve nomination and appointment of Susan Meehan as a new CEC Member.

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**Spirit Committee:** Kathy Brown presented. Garage sale and Easter Egg Hunt occurred this past quarter; both were successful. Dinner at the Park will occur on May 9<sup>th</sup> for Mother's Day, and then thereafter one time per month through August. Owners were surveyed and most prefer to read the newsletter on Facebook or the website; only 5 owners desired a paper copy. Park benches and picnic table will be added to the park soon. New Spirit Committee member Jessie McAvin was nominated.

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

**Resolve:** To approve nomination and appointment of Jessie McAvin as a new Spirit Committee member.

Manager indicated that the QR postcard was mailed to all owners on April 19, 2021.

**Architectural Committee:** All applications are current.

**Grounds Committee:** Alan presented on behalf of Marah Hutcheson. Landscaping enhancements occurred at front entrance. Committee is looking into fence around playground area. Installing a little library for book sharing.

**Neighborhood Watch:** Nothing to report.

## 4. Old Business

**Irrigation near Fields to Table:** Fields to Table continues to mistakenly cut The Estuary irrigation lines during construction of their retail store. Alan engaged George the foreman for Fields to Table and he will work to resolve.

**11509 Heron Watch:** Alan stated that maintenance has occurred in the back and owners are pleased with the work completed.

**Survey of playground & 11404 Blue Crane – drainage issue:** Survey and communication with owner has been completed.

**No parking sign at playground/park area:** Tom is working with the County regarding implementation.

**Removal of Brazilian peppers at Rice Creek area:** Two bids were received 1) William Land Restoration for \$2,000 and 2) Remson Aquatics for \$4,760. Tom is researching EPC nuisance vegetation permit needed.

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

**Resolve:** To approve work to be completed, once proper permit issued. If permit cost is minimal, then Board will proceed with William Land Restoration.

**TECO streetlights (add to district):** Alan presented; obtained 150 owner signatures and need 184 signatures for TECO streetlights to be added to the district.

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**Electrical in park:** Alan presented. Tony with Bates Electric is building the panels and will be placed in the ground soon, then County approval thereafter.

**Albatross pond – aerator:** In process.

**Pond 2 – aerator:** Work completed.

**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.

**HCSO Off-Duty Patrol:** The board indicated that they will not continue with HCSO off-duty patrolling at this time.

## 5. New Business

**Architectural Appeals:** None.

**Homeowner's Comments:** Owners inquired if changes to standards will be made. Tom indicated that venture is costly, there was little interest from owners to change the standards and stated that there have been no architectural applications denied based upon current standards; Alan stated that the Board will re-evaluate need to revise standards. Owner inquired about sign at park; Tom advised that Board is working with the County to determine the next step. Owner comment regarding overnight parking and special circumstances in community standards.

**Board Comments:** Toys have been observed in the park area. Owners are encouraged to remove personal belongings after use; otherwise will be disposed of by the landscaping crew.

## 6. Adjournment

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

**Resolve:** To adjourn the meeting at 7:37 p.m.

*Board of Directors* 7/15/2021

Prepared by Manager on behalf of Secretary