

The Estuary Homeowners' Association, Inc.
Meeting of the Board of Directors
January 16, 2019

MEETING MINUTES

Call to Order – Director Brown called the meeting to order at 7:02 p.m.

Proof of Quorum – Directors Brown, Effler (via Zoom), Yokell and Officer Morales were present. Chairpersons Haneline and Mahoney attended along with five other homeowners.

Proof of Notice – Director Brown indicated notice was duly posted at the community of the entrances and on the web site.

Approval of Prior Meeting – Director Brown moved the November 26, 2018 Minutes approved, Director Yokell Seconded. Motion approved.

Homeowner Comments –

1. Issues with cars parked in driveway extending to sidewalk. Director Yokell to research legalities.
2. Issues with flower beds and sprinklers. Director Brown to contact landscape contractor.
3. Spot light at entrance sign not working. Work order placed
4. Perimeter fence at entrance of community does not belong to the community. It was installed by MI but in the vacant property.
5. It was reminded to remove Christmas lights/decorations, turn in work orders in Pitera and to keep sidewalk trees trimmed.
6. Playground. There is no contracted pest control. Concerns with fleas and other insects. Director Brown to meet landscape contractor to discuss possible solution.
7. Community perimeter fence behind 11739 Albatross Ln. in need of repair. Director Brown moved and Director Yokell seconded the pre-approval of up to \$2,000 for the repair. PCC will get estimates from 2 fence companies. Motion carried.

Reports –

1. President. Director Brown briefed on three different zoning issues; main one about the connection of Rhodine Road and Heron Watch. He encouraged homeowners to keep writing letters to the county and attend the hearing on February 19, 2019 at 6 p.m. Preparation by the Board to this hearing has a cost. He asked attorney to keep track of attorney's costs and notify Board when amount reached \$1,000. Board will then decide if it is appropriate to continue legal advice. Four are scheduled to speak at the hearing: Director Brown, Walter Jones, Michael Haneline, and Danielle Ackermann.
2. Treasurer. Director Effler was not provided with the necessary information to report. Pam, PCC manager reported. Final 2018 annual report not ready until January 25. Will end year with somewhere around \$14,000 in surplus along with current \$54,438 in surplus. It

was noted that we should not have more than three months operating expensed which is about \$42,000. Two accounts were sent to legal collections. Fourteen accounts were two quarters late from December and January and will be going to legal collections. Twenty-seven accounts were not paid in January 2019. There is \$14,817 in delinquencies. A climb in foreclosures is observed. Money market account that came due has been extended.

3. Management Company. Nothing in addition to the financial report. Jack with Directors Yokell and Brown will meet with Brightview. Draft minutes from annual meeting and October board meeting still outstanding.

4. Spirit Committee. 2018 financial report presented. An increase to the 2019 budget was requested. Director Brown moved and Director Yokell seconded to increase the budget from \$2,000 to \$3,250. No further discussions. Motion carried. Sarah Haneline reported on March Block Party. Easter Egg Hunt. Report submitted and filed.

5. Architectural Committee. Nothing pending.

6. Covenants Committee. No report. Only 2 members; need 1 additional.

7. Grounds Committee. No report.

8. Neighborhood Watch. It is good that suspicious activities are posted on line, but to make sure to report to authorities if needed. New signs will be purchased as previous signs were missing.

9. Review of Outstanding Work Orders. Current outstanding and recently closed work orders were reviewed. See list attached.

Unfinished Business –

1. TECO lights. Unfinished as not on Albatross entrance. Still not installed. PCC will address issue with TECO.

2. Playground drainage. PCC to meet engineering firm to recommend solution. Then contact contractor to correct. Have contact for original engineer and relook drainage. Should have answer by next Friday 18 January 2019.

New Business –

1. Motion made by Director Yokell and seconded by Director Brown that we get additional estimates for work order to fix fence behind 11739 Albatross. Motion carried.

2. PCC along with Directors Yokell and Brown will meet with new Brightview Account manager Thursday, Jan 17, at 10:30. Issues discussed will be sprinklers, pest control, tree removal, front flowerbed replacement of flowers, covering irrigation lines, and improving north side of main entrance.

3. There is a broken sidewalk on Palmetto Pine not fixed along with corner of Albatross that has no lawn.

4. Need to note on Facebook that holiday lights should be down and work orders should be turned in by everyone.

5. Need to trim street trees up to eight feet and many other issues that are not in standard.

6. Levy fines if needed. None; but homeowner asked why homes with deficiencies such as broken sidewalks and dead lawn have not been fined.
7. Convert fines to assessments if needed. None.
8. Architectural Appeals if needed. None
9. A committee chaired by Coy Reavis will work on reviewing the current PCC management contract, look at other management company contracts and services. After analysis and research, the committee will provide the Board a course of action.

Adjournment – Director Brown adjourned the meeting at 8:15 p.m.

APPROVED