

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 Plera 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.

SPIRIT COMMITTEE REPORT

JAN 16, 2018

BOARD OF DIRECTORS MEETING

The Spirit Committee has welcomed in 7 new families to the neighborhood. If you know of any new families to the neighborhood please let Sarah Hameline or Kathy Brown know so we can get them a welcome basket. We are planning a few upcoming events. First, will be a spring block party, tentatively scheduled for March 30. We will have an Easter Egg hunt in April and then hopefully a kick off the Summer Bash in late May early June. We are still looking for volunteers, please contact Sarah or Kathy if you are interested in the Spirit Committee.

Sarah Hameline

Chairperson

2019 PROPOSED BUDGET FOR THE ESTUARY SPIRIT COMMITTEE

Event/item	REASON	PROPOSED 2019 BUDGET
	REFINISH TABLES	\$50
GARAGE SALES	SIGNS/ADVERTISING	\$25
EASTER EGG HUNT	GOODIES, FACE PAINTER	\$350
SPRING BLOCK PARTY	BOUNCE HOUSE, CONCESSIONS, DODGEBALL, SUPPLIES	\$800
ICE CREAM SOCIAL	ICE CREAM AND SUPPLIES	\$75
BACK TO SCHOOL BASH	WATER BALLOONS AND ICE POPS	\$150
FALL FESTIVAL	BOUNCE HOUSE, CONCESSIONS, DODGEBALL, SUPPLIES	\$800
HALLOWEEN DECORATING CONTEST	PRIZES	\$250
CHRISTMAS DECORATING CONTEST	PRIZES	\$250
CHRISTMAS DECORATIONS	REPLACE DAMAGED & STOLEN DECORATIONS	\$200
OTHER ACTIVITIES YET TO BE PLANNED		

TOTAL BUDGET REQUESTED FOR 2019: \$3,250

The Spirit Committee is requesting our budget be raised from \$2000 to \$3250.

ID	State	Created On (New_York)	Status	Priority	Service Type	Area / Location
Total Matches: 15 Page 1 of 1						
Previous Next						
163043	OPEN	01/15/2019 7:27 AM	NEW	MEDIUM	Lights	General
Subject: Estuary Sign						
162380	OPEN	01/10/2019 7:17 AM	NEW	HIGH	Signs/Flags	Grounds
Subject: Signage						
156748	OPEN	12/12/2018 2:41 PM	NEW	MEDIUM	Lawncare	General
Subject: Area Behind 11512 Scarlett Ibis						
149606	OPEN	11/13/2018 4:11 PM	NEW	MEDIUM	Fences	Fence
Subject: Common Fence 11739 Albatross						
145235	OPEN	10/25/2018 7:29 PM	NEW	MEDIUM	Fences	Fence
Subject: Fence between Albatros Loop						
143931	CLOSED	10/22/2018 11:57 AM	COMP	MEDIUM	Lawncare	Grounds
Subject: Trash in the water needs picked up.						
143926	CLOSED	10/22/2018 11:54 AM	COMP	URGENT	Irrigation	Grounds
Subject: Sprinkler head broken at Albatross Wntrance						
134972	CLOSED	09/17/2018 7:29 PM	COMP	URGENT	Pest Control	Other
Subject: Ants and wasp						
134970	CLOSED	09/17/2018 7:27 PM	COMP	HIGH	Lake Treatment	Other
Subject: Ponds						
129157	CLOSED	08/26/2018 6:36 PM	COMP	MEDIUM	Other	Other
Subject: Safety Concern						
123482	CLOSED	08/06/2018 7:56 AM	COMP	HIGH	Lake Treatment	General
Subject: POND						
123481	CLOSED	08/06/2018 7:52 AM	COMP	HIGH	Lake Treatment	Grounds
Subject: ANT INFESTATION						
117879	CLOSED	07/16/2018 8:07 PM	COMP	MEDIUM	Lawncare	Other
Subject: Park						
103114	CLOSED	05/24/2018 8:24 PM	COMP	HIGH	Irrigation	Gate
Subject: Irrigation leak at monument						
99311	CLOSED	05/11/2018 2:02 PM	COMP	HIGH	Pest Control	Grounds

ID State Created On (New_York) Status Priority Service Type Area / Location
Subject: ANT INFESTATION